

AUSTIN ENERGY REPORT



June 27, 2019

Jeffrey Skilling
1202 Reagan Ter
Austin TX, 78704

Property Description: LOT 19 PARKINSON PLACE NO 1

Re: C15-2019-0039

Dear Jeffrey,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet.

In order to erect a detached 2-car carport for a Single-Family residence in a SF-3NP", Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

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: C15-2019-0039

BOA DATE: July 8, 2019

ADDRESS: 1202 Reagan Ter

COUNCIL DISTRICT: 9

OWNER: Jeffrey Skilling Jr

AGENT: N/A

ZONING: SF-3-NP (South River City)

LEGAL DESCRIPTION: LOT 19 PARKINSON PLACE NO 1

VARIANCE REQUEST: reduce 25 ft. required setback to 0 ft.

SUMMARY: erect carport

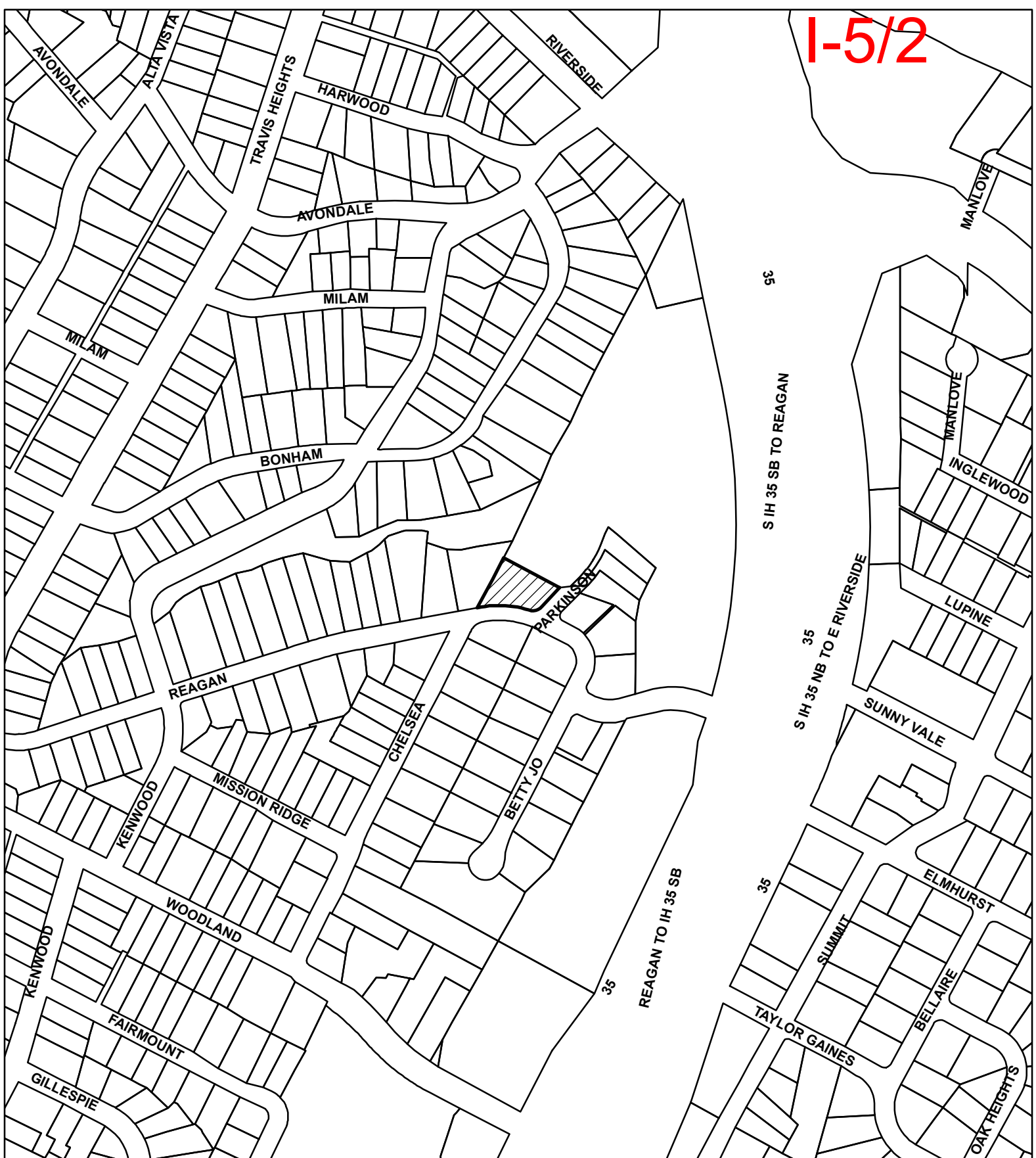
ISSUES: steep topography & water line easement




	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	GO-CO-NP	General Office
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District; Austin Neighborhoods Council; Bike Austin; Friends of Austin Neighborhoods; Greater South River City Combined Neighborhood Plan Contact Team; Hill Country Conservancy; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Preservation Austin; SEL Texas; Sierra Club, Austin Regional Group; South Central Coalition; South River City Citizens Assn.; Zoning Committee of South River City Citizens

I-5/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0039

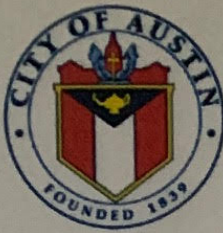
LOCATION: 1202 REAGAN TERRACE

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-5/3

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: 1202 REAGAN TERRACE AUSTIN, TEXAS 78704

Subdivision Legal Description:

PARKINSON PLACE NO 1

Lot(s): 19 Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NP (SOUTH RIVER CITY)

I/We JEFFREY SKILLING JR. on behalf of myself/ourselves as

authorized agent for JEFFREY SKILLING JR affirm that on

Month Select JUNE, Day Select 10, Year Select 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: Detached 2-car carport w/ storage off existing driveway

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

25 ft front yard setback (technically from
Parkinson Drive b/c property is a corner lot)
I am requesting a variance from Land Development Code
Section 25-2-412 Site Development Regulations for a SF-3-NP
residential property for a Front Yard Setback of 25 ft to 0 ft.

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:

The current front yard setback extends into the
only flat enough part of my property suitable
to build a covered parking structure.

Hardship

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

The steep topography of the property does not
allow for covered parking anywhere else on the
property.

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

There is a waterline easement that runs through
the property that would prevent building the carport
closer to the house. No other property in the
neighborhood has this unique corner condition, steep topography,
and waterline easement preventing its owners from
building a covered parking 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 carport will be set far from the street (Reagan Terrace) and ~~it~~ will sit below street level if on Parkinson Drive. The architecture of the carport will mimic the style of the existing house and look similar to others in the neighborhood.

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

- same as OWNER (below)

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: Jeffrey Skilling Jr. Date: 6/10/19

Owner Name (typed or printed): JEFFREY SKILLING JR.

Owner Mailing Address: 1202 REAGAN TERRACE AUSTIN, TEXAS 78704

City: _____ State: _____ Zip: _____

Phone (will be public information): (512) 420-7049

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

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

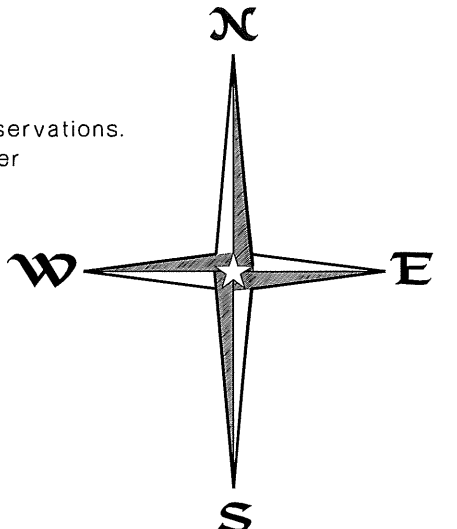
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Legend

- ⊙ 1/2" Iron Rod Found
- ipf ⊙ 1/2" Iron Pipe Found
- ⊗ Chiseled "X" Found
- Overhead Utility Line
- guy wire
- (Record Bearing and Distance)

NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD88 Elevations shown hereon are based upon post processed static GPS observations.
3. Tree "crowns" 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.
4. Orientation for this survey is based on a bearing of N29°44'34"E between points A and B labeled hereon.

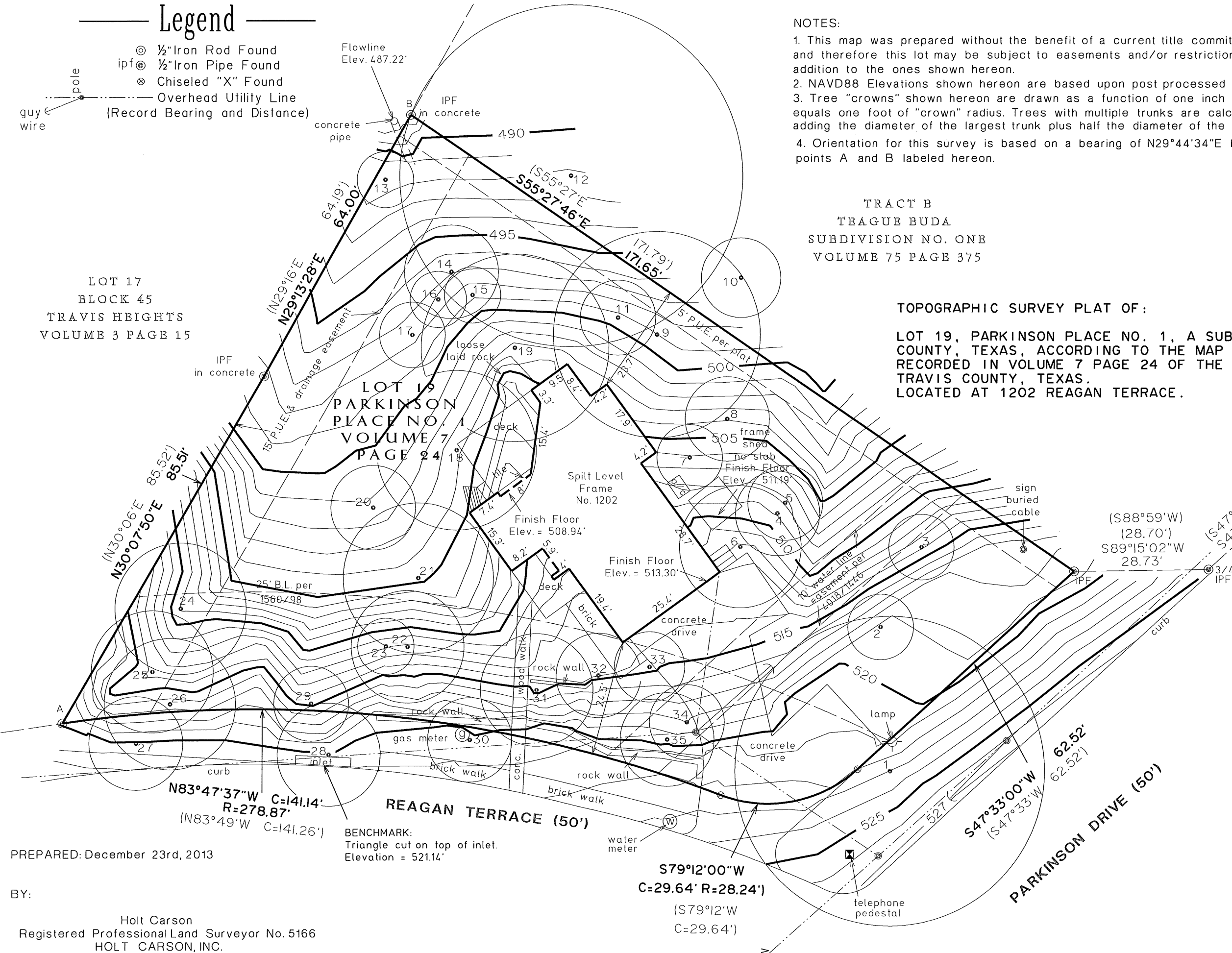


TRACT B
TEAGUE BUDA
SUBDIVISION NO. ONE
VOLUME 75 PAGE 375

TOPOGRAPHIC SURVEY PLAT OF:

LOT 19, PARKINSON PLACE NO. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 24 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 1202 REAGAN TERRACE.

LOT 17
BLOCK 45
TRAVIS HEIGHTS
VOLUME 3 PAGE 15



TREE LIST

- | | | |
|----|-------------|--------------------------|
| 1 | 33" | Live Oak |
| 2 | 7" | Spanish Oak |
| 3 | 7" | Spanish Oak |
| 4 | 9" | Spanish Oak |
| 5 | 8" | Spanish Oak |
| 6 | 13" | Live Oak |
| 7 | 7" | Spanish Oak |
| 8 | 9" | Cedar |
| 9 | 22" | Live Oak |
| 10 | 5" and 6" | Spanish Oak (8.5" total) |
| 11 | 8" | Spanish Oak |
| 12 | 23" and 24" | Live Oak (36.5" total) |
| 13 | 6" | Hackberry |
| 14 | 10" | Cedar |
| 15 | 6" | Hackberry |
| 16 | 6" | Hackberry |
| 17 | 7" | Cedar |
| 18 | 8" and 13" | Cedar (17" total) |
| 19 | 20" | Live Oak |
| 20 | 9" | Hackberry |
| 21 | 16" | Post Oak |
| 22 | 12" | Hackberry |
| 23 | 6" | Hackberry |
| 24 | 14" | American Elm |
| 25 | 13" | Hackberry |
| 26 | 14" | Hackberry |
| 27 | 10" | Hackberry |
| 28 | 11" | Hackberry |
| 29 | 8" | Spanish Oak |
| 30 | 9" | Spanish Oak |
| 31 | 12" | Spanish Oak |
| 32 | 9" | Live Oak |
| 33 | two-5" | Live Oaks (7.5" total) |
| 34 | 8" | Hackberry |
| 35 | 10" | Hackberry |

PREPARED: December 23rd, 2013

BY:

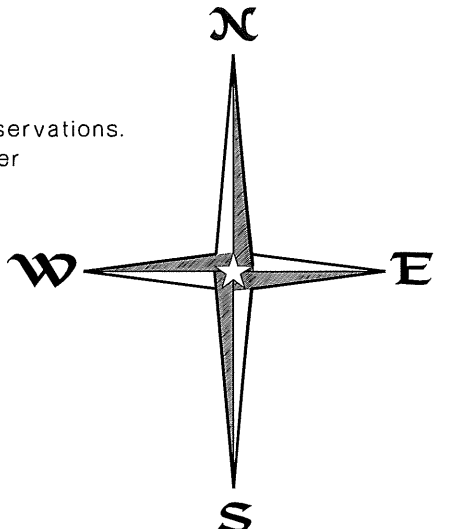
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

Legend

- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- ⊗ Chiseled "X" Found
- Overhead Utility Line
- guy wire
- (Record Bearing and Distance)

NOTES:

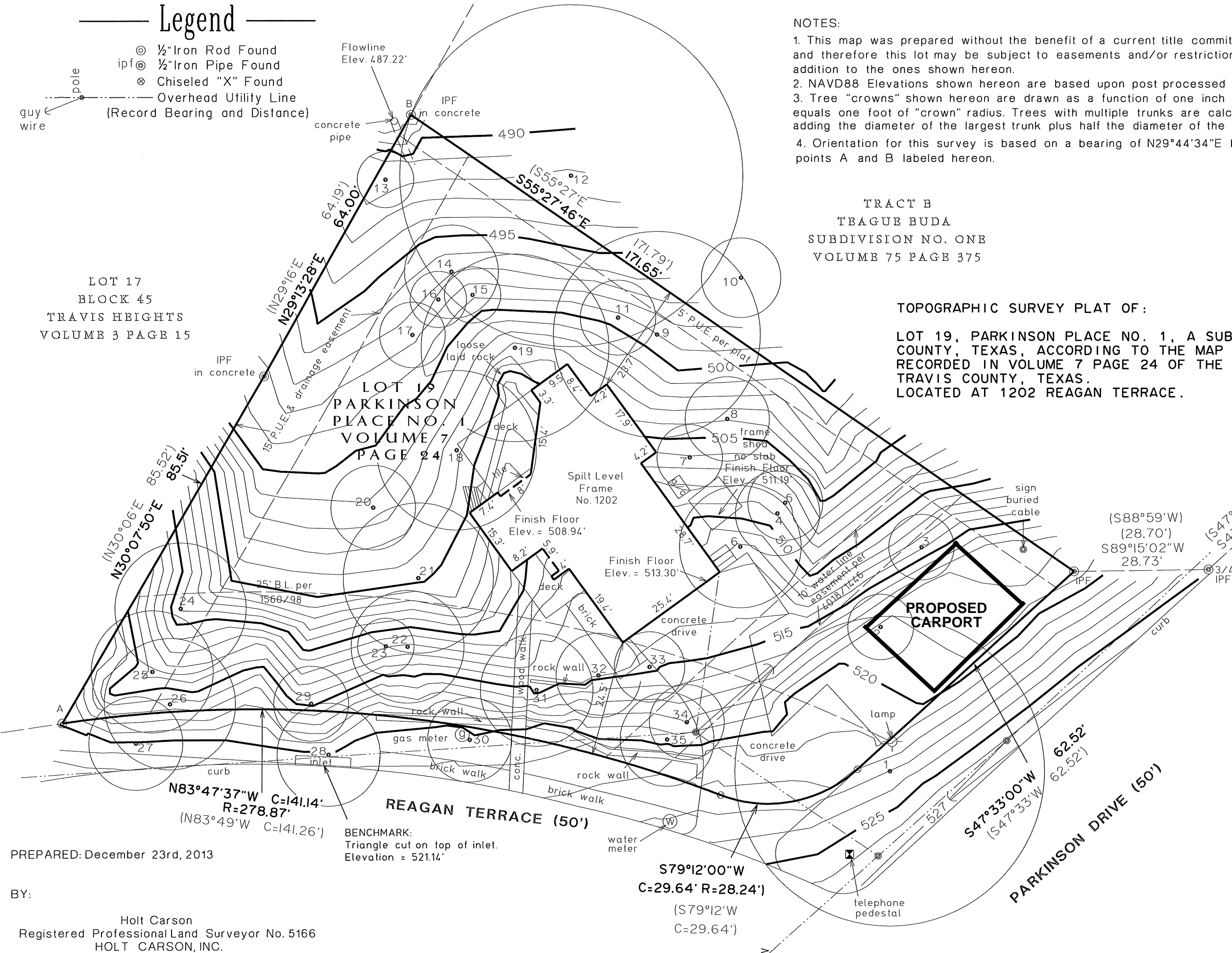
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TREE LIST

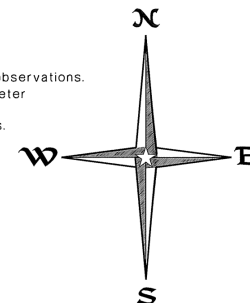
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PREPARED: December 23rd, 2013

BY:

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

SCALE 1" = 20'



Legend

- pole
- guy wire
- ⊙ 1/2" Iron Rod Found
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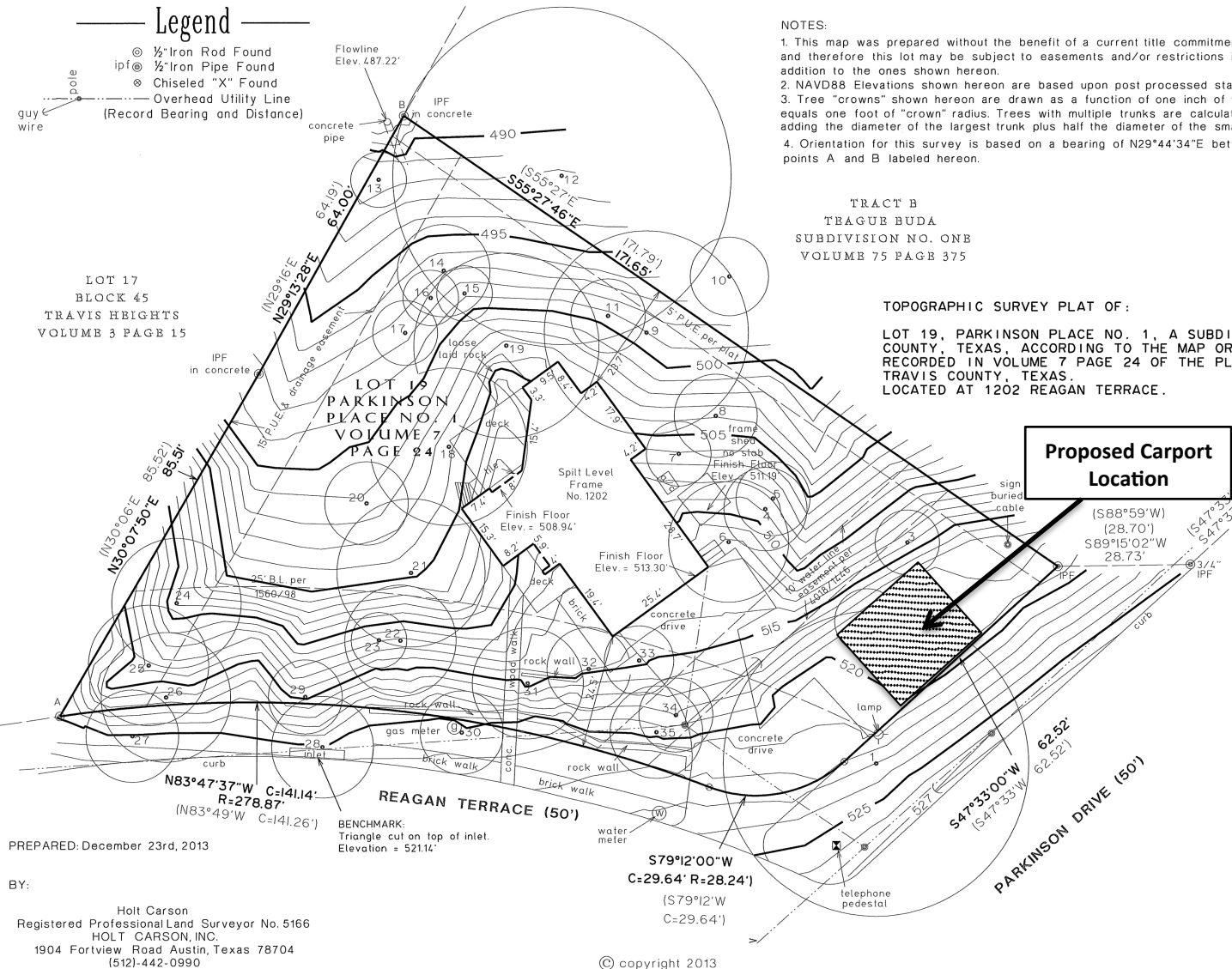
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LOCATED AT 1202 REAGAN TERRACE.

Proposed Carport Location

TREE LIST

- | | | |
|----|-------------|--------------------------|
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| 3 | 7" | Spanish Oak |
| 4 | 9" | Spanish Oak |
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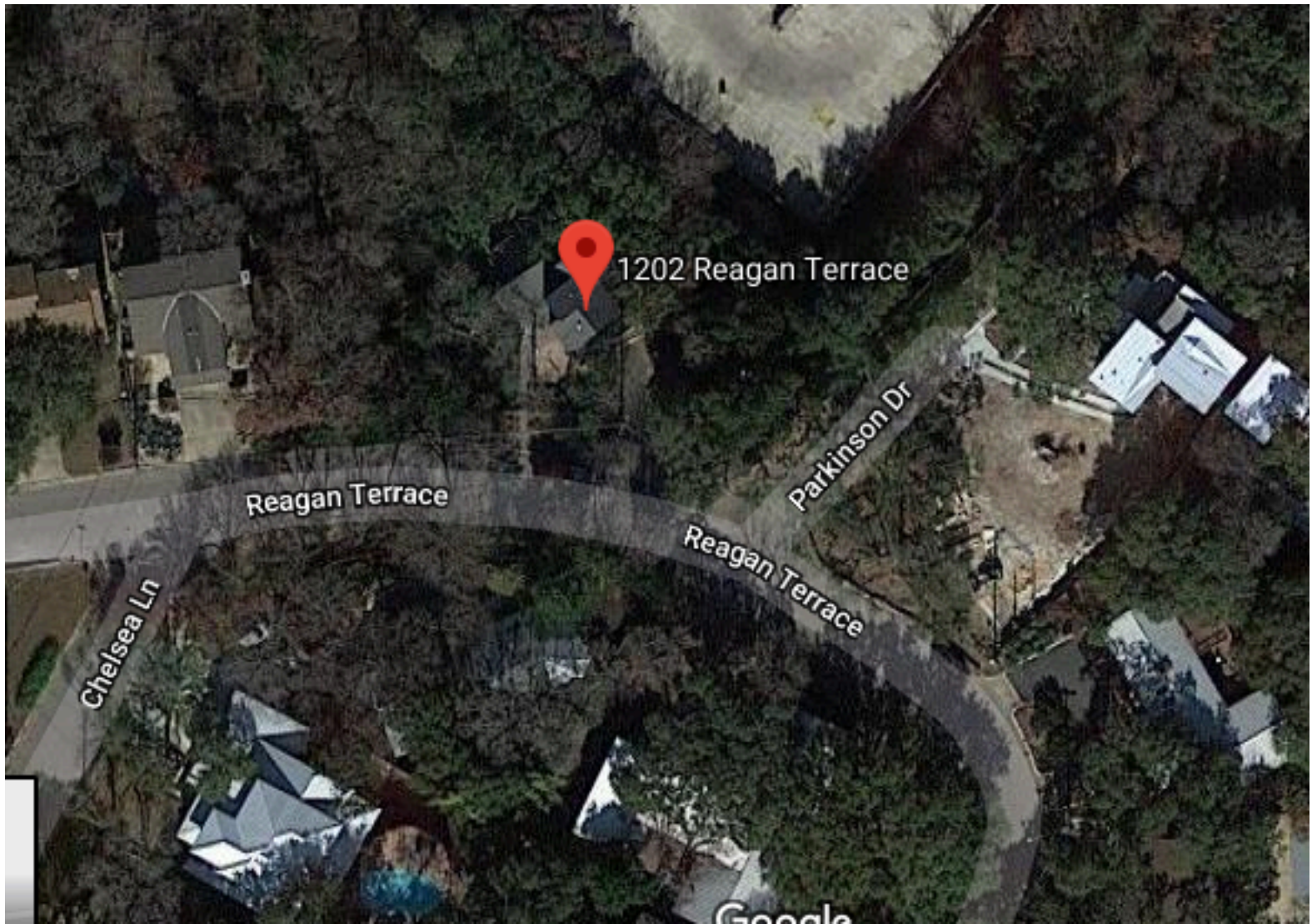
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BY:

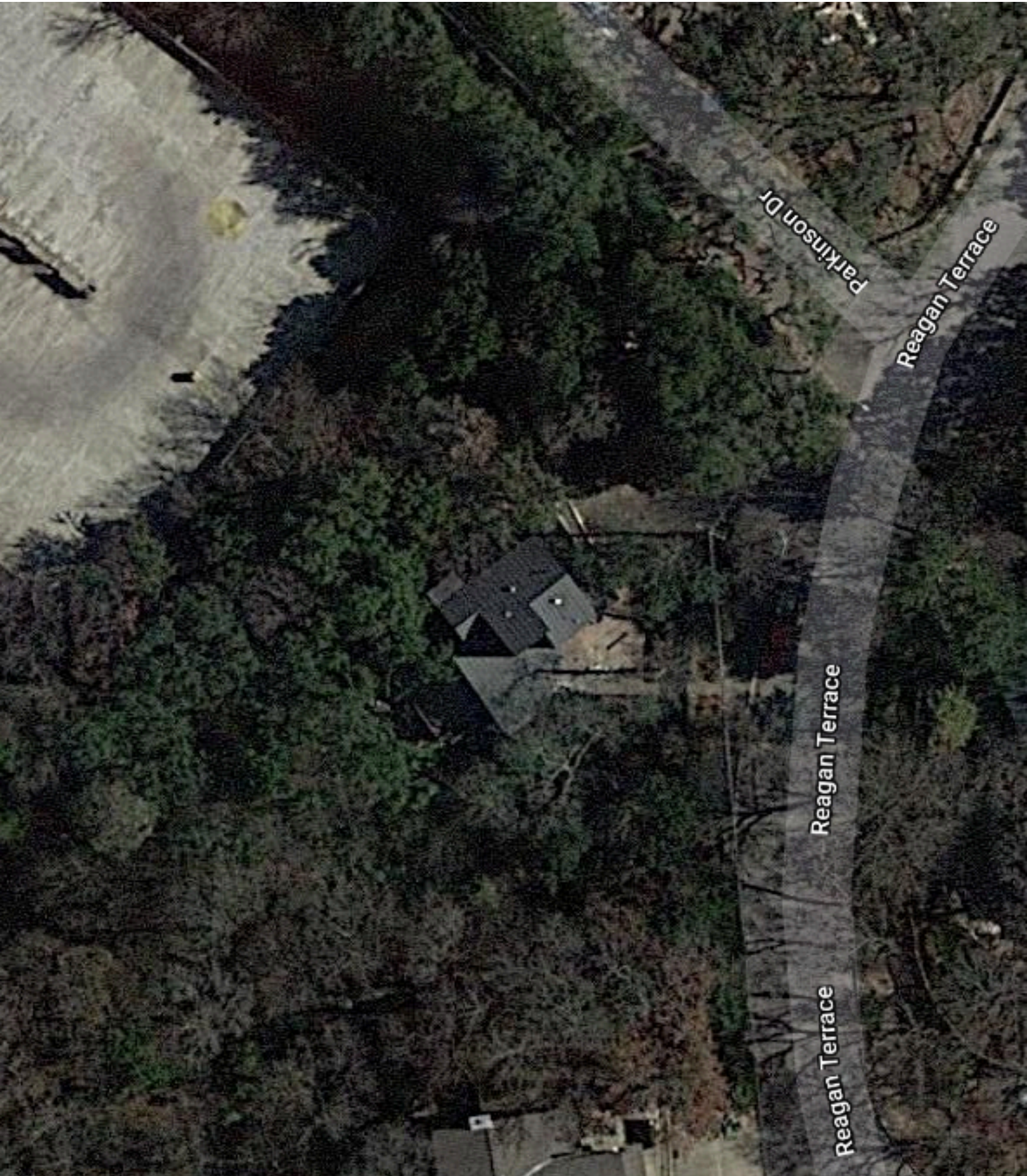
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

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A 754016



I-5/11



1202 Reagan Terrace

Requesting a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached 2-car carport for a Single Family Residence in a SF-3NP Neighborhood Plan zoning district (South River City Neighborhood Plan).

Variance request to reduce setback to 0 feet in order to construct a substantially similar carport in same location proposed today was unanimously approved by the Board in 2014. Variance expired one year after Board's approval.

**CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet**

DATE: Monday, May 12, 2014

CASE NUMBER: C15-2014-0061

☒ Y Jeff Jack
☒ Y Michael Von Ohlen
☒ Y Ricardo De Camps
☒ Y Bryan King
☒ Y Fred McGhee **2nd the Motion**
☒ Y Melissa Hawthorne
☒ Y Sallie Burchett **Motion to Grant**

APPLICANT: Carolina Cantu

OWNER: Jeffrey Skilling

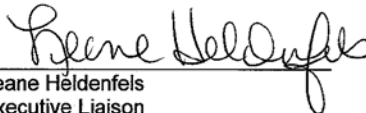
ADDRESS: 1202 REAGAN TER


VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-492 (D) of the Site Development Regulations to decrease the side street setback from 15 feet to 0 feet in order to erect a carport and storage area over an existing driveway in an "SF-3", Family Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Sallie Burchett motion to Grant, Board Member Fred McGhee second on a 7-0 vote; GRANTED.

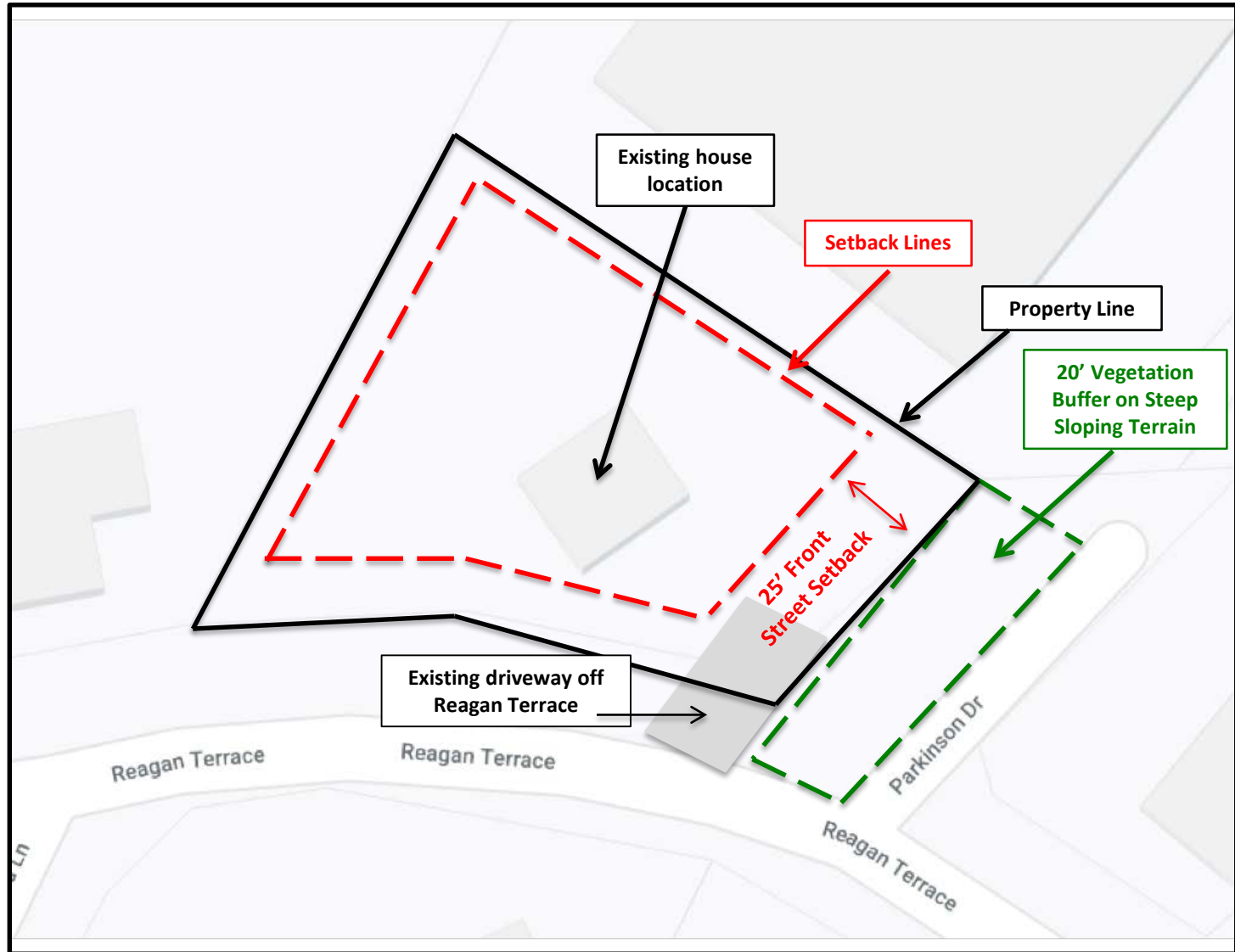
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: lot is uniquely situated on dead end street functioning as driveway
2. (a) The hardship for which the variance is requested is unique to the property in that: there is a larger distance from the street to the property encumbered by waterline easement unique topography
 (b) The hardship is not general to the area in which the property is located because: no other lot has this corner condition with this topography and a waterline easement so close to their existing residence
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: carport will be so far from the street


 Leane Heidenfels
 Executive Liaison


 Jeff Jack
 Chairman

1202 Reagan Terrace Existing Property / Setback Lines

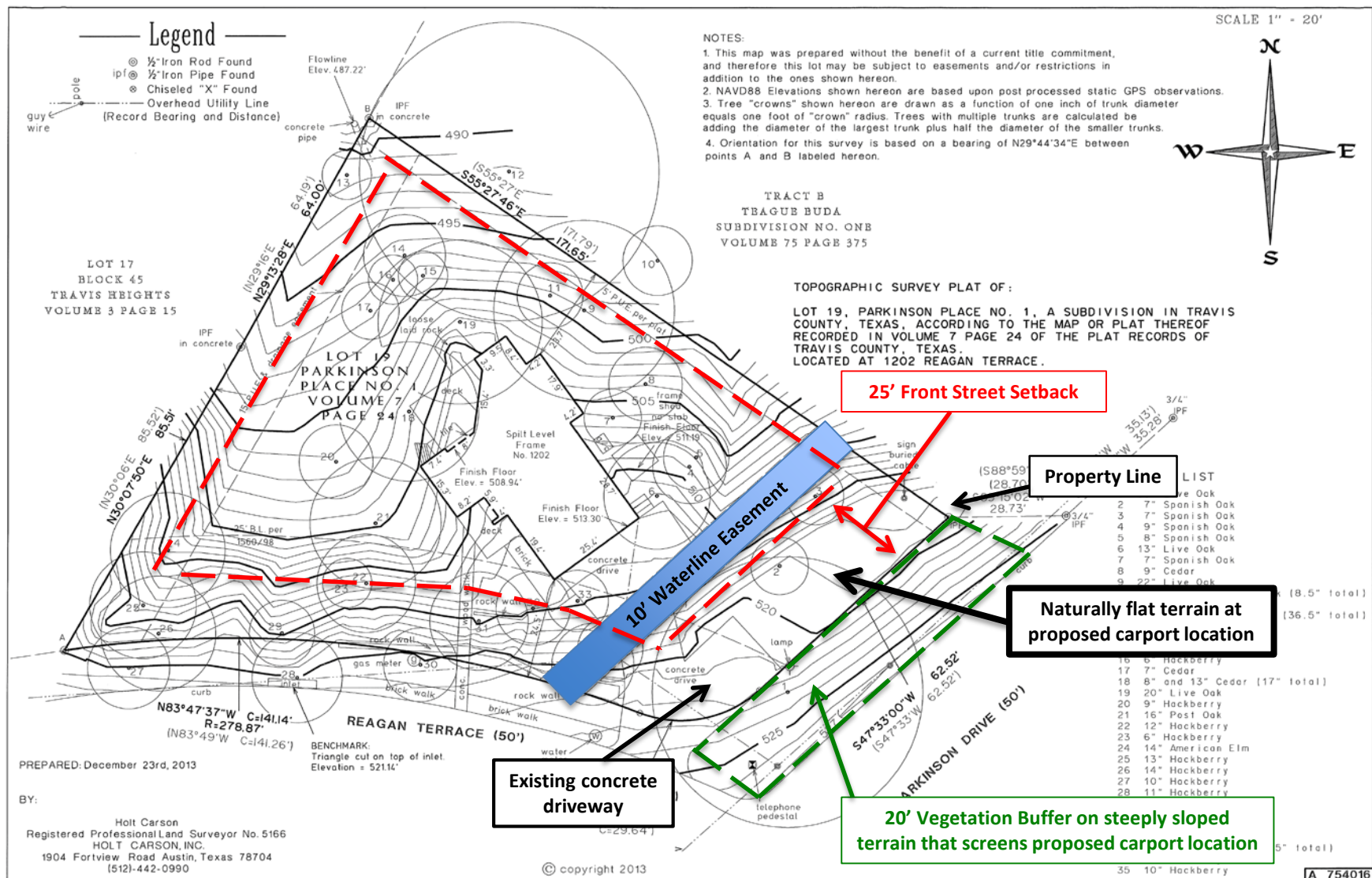


Aerial view of 1202 Reagan Terrace showing property lines, setback lines and City of Austin owned right-of-way vegetation barrier between my property line and Parkinson Drive.



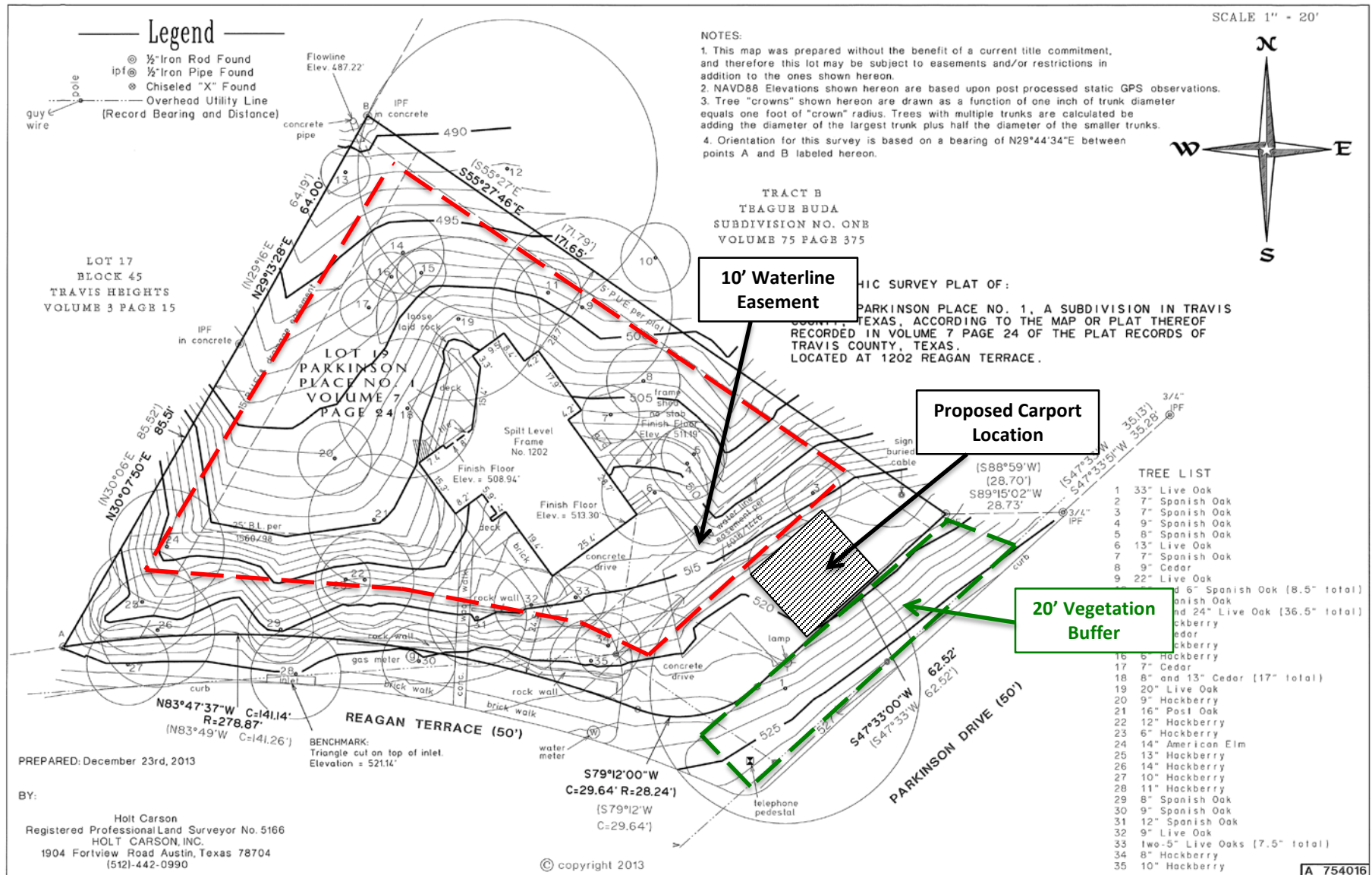
I-5/16

1202 Reagan Terrace Survey showing that the only flat area suitable for building covered parking on property is located in front of existing driveway, in 25' Front Street Setback, between a 10' Waterline Easement (to the left) and City-owned, sloped vegetation buffer (to the right).



I-5/17

Survey showing proposed carport location, within 25' Front Street Setback.



Rendering showing potential carport design in relation to vegetation buffer to the right. Property slopes down to the left towards the waterline easement and house.



I-5/19

View of existing concrete driveway off of Reagan Terrace. Property slopes down towards the house / waterline easement to the left. The house sits 6.7' below the naturally flat proposed carport location. Vegetation buffer between the property line and Parkinson Drive is to the right.



I-5/20

Flat area just beyond the existing concrete driveway. This is the only part of the property that is flat enough to build a covered parking structure. Property line ends at curb (bottom right). Front Street Setback extends 25' to the left of the property line.



I-5/21

View towards Reagan Terrace of the naturally flat area located within 25' Front Street Setback. Vegetation buffer and Parkinson Drive are to the left. Terrain slopes down to the right towards the waterline easement and house.



I-5/22

View from Reagan Terrace down dead-end street Parkinson Drive, showing
20' vegetation buffer between proposed carport location and the street.
Proposed carport location is 7' below Parkinson Drive street level.

