

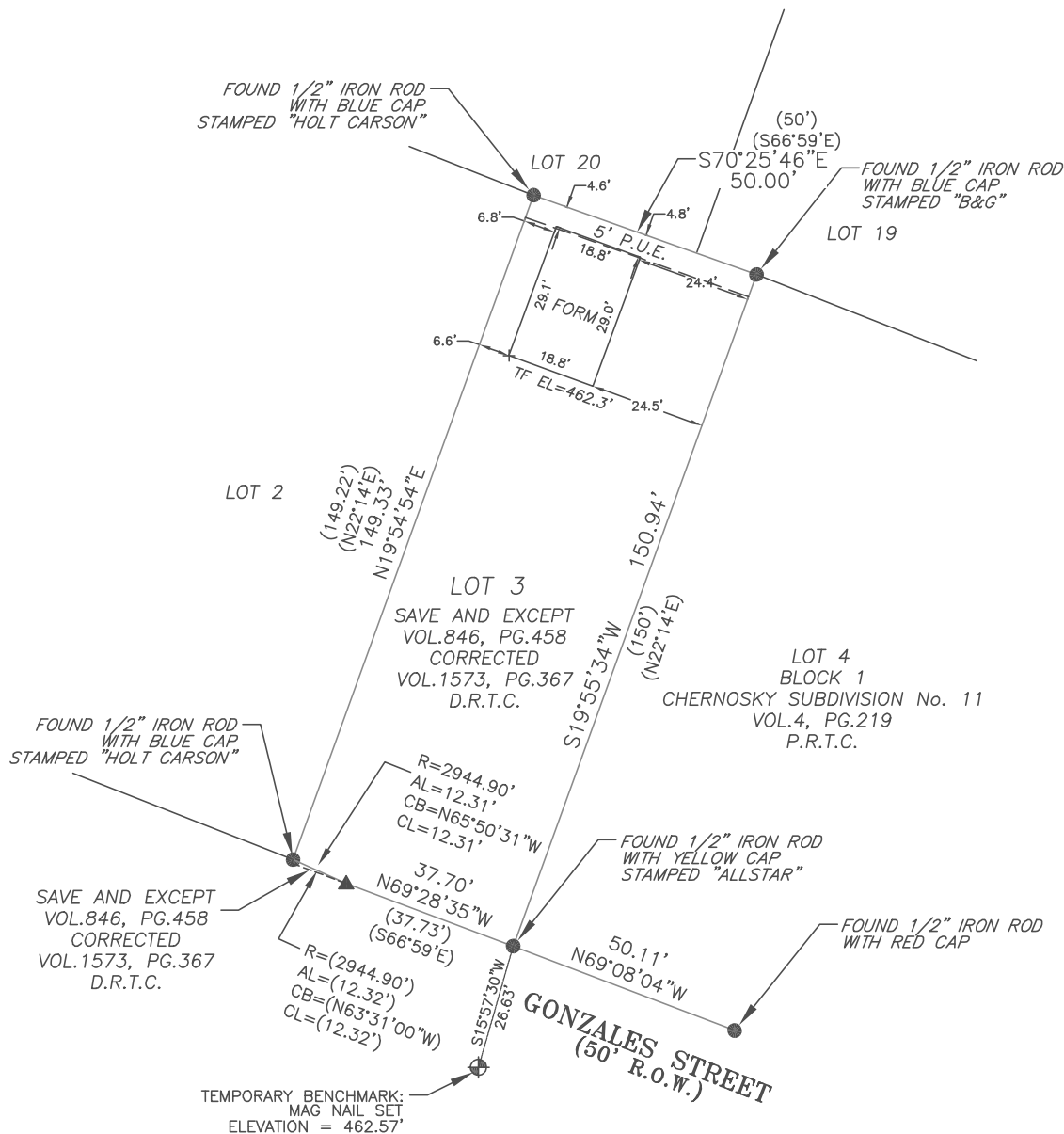
# NOTES:

- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: [www.fema.gov](http://www.fema.gov)
- 4) Subject to all applicable city of Austin development codes and zoning ordinances.
- 5) Due to differing building practices, building dimensions are approximate.

## LEGEND

- ( ) RECORD INFORMATION
- +TF EL TOP OF FORM ELEVATION
- R.O.W. RIGHT OF WAY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- VOL./PG. VOLUME & PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- ⊕ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ▲ TEMPORARY BENCH MARK
- ▲ CALCULATED POINT

D-1/53



## FORM SURVEY

PAGE 1 OF 1

### DESCRIPTION:

REMAINDER OF LOT 3, BLOCK 1, CHERNOSKY SUBDIVISION No. 11, VOLUME 4, PAGE 219, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SURVEYED FOR: Daniel Salazar

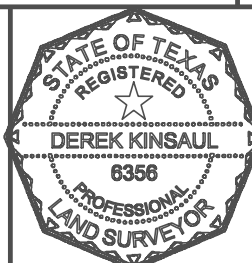
SITE ADDRESS: 2810 Gonzales St., Austin, TX

I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

*Derek Kinsaul*

Derek Kinsaul, R.P.L.S. No 6356

April 12, 2019



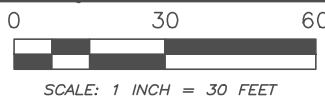
### FLOOD INFORMATION:

Per [www.fema.gov](http://www.fema.gov), this property appears to be located in Zone X<sub>1</sub> (area of minimal flood hazard). This property was found in map number 48453C0465J, dated 01/06/2016.

Bearings based on State Plane Coordinate System, Texas Central Zone, Nad 1983. All distances in US Survey Feet and displayed as GRID. Elevation data (if present) based on NAVD 88, Geoid 12b.



SURVEYWORKSAUSTIN.COM  
INFO@SURVEYWORKSAUSTIN.COM  
FIRM #10194157  
(512) 599-8067  
1207 UPLAND DRIVE  
AUSTIN, TX 78741



PROJECT: 19-0099  
SURVEYOR: D. KINSAUL  
DRAWN BY: E. OLDEN  
FIELDBOOK: see file

6608 Northeast Dr.  
Austin, TX. 78723  
12/07/2020

Board of Adjustment  
Development Services Department  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

To Whom It May Concern;

My name is Miles J. Lefler. I am a Certified Arborist (TX-3423A), TRAQ, ISA.

On the above date I made an onsite visit to the home of Daniel Salazar at: 2810 Gonzales St., 78702.

Mr. Salazar told me that he needed me to view a large Pecan Tree in his yard, and wanted to get my impressions of this tree in relation to a new house he had built behind it. Specifically, he was very worried that this tree might fail at any time, and that being the case, he located the new house he had built, a year ago, as far from this tree as possible.

I viewed the tree and took measurements of the same. This Pecan Tree is, approximately, 35" DBH. It is an over-mature, over-extended tree with a spread about as wide as it is tall. The height is about 35'- 40' tall.

This tree is seen to have stubs present that indicate that, in the past, it has dropped some fairly large leaders from its canopy. In fact, there is a hanger of approximate length 10', that is now hanging almost directly over Mr. Salazar's house. Other larger leaders are extended over his house at an almost vertical orientation. Mr. Salazar showed me a damaged area of his storage shed roof where the tree had dropped another leader.

Mr. Salazar told me that he wanted to move his family into the new house, in back, because he feared for their safety, under the subject tree. I share his concerns. I feel that this tree could have its major leaders fail at any time.

Mr. Salazar felt that the farther from the tree he sited his new house, the better for the safety of his family. I agree with him.

The variance he is applying for pertains to his siting his new house far from the subject tree, but about 5' too close to his back property line. Even so, he has left an amount of space between his back fence line and the new house, such space being about five feet.

I feel that he did the prudent thing by moving his new house as far from the subject tree as possible, and I hope the BOA can grant him the variance he seeks, for the sake of his completing his new house and for the safety of his family.

If I may be of further service, please feel free to contact me, as below.

Miles J. Lefler  
CA, TRAQ, ISA

  
Call or Text: 512-784-5333



D-1/55





D-1/56











D-1/59





## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C15-2020-0083**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing: Board of Adjustment; January 11<sup>th</sup>, 2021**

Jonathan Rocha

Your Name (please print)

☐ I am in favor  
☒ I object

2912 Garwood

Your address(es) affected by this application

J Rocha

Signature

12-28-2020

Date

Daytime Telephone: 512-657-6801

Comments: I think this should be a  
fire code issue and should not  
be allowed.

Everyone else has to follow W' Rule  
there should not be exceptions

**If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):**

Elaine Ramirez

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)



## PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

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Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C15-2020-0083**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing: Board of Adjustment; May 10<sup>th</sup>, 2021**

Teresa Saldana

Your Name (please print)

☐ I am in favor  
☒ I object

735 Chenico, 3413, 3409, 3405 Gonzales St  
Your address(es) affected by this application Austin TX 78702

Teresa Saldana  
Signature

5/8/2021  
Date

Daytime Telephone: \_\_\_\_\_

Comments: ADU should be Built in BACK  
of property. Large Unit in back of  
property will be to close to back of  
735 Chenico.

**If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing):**

Elaine Ramirez

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)