

- VIEWS LOOKING TOWARDS E SIDE OF KINNEY AVENUE (TO ROW) & W SIDE OF KINNEY (BOTTOM ROW)
- SOME VACANT LOTS ON KINNEY AVE
- MULTI-FAMILY ON KINNEY AVE TOWARDS INTERSECTION OF MARGARET ST & KINNEY AVE

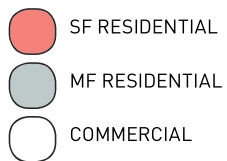
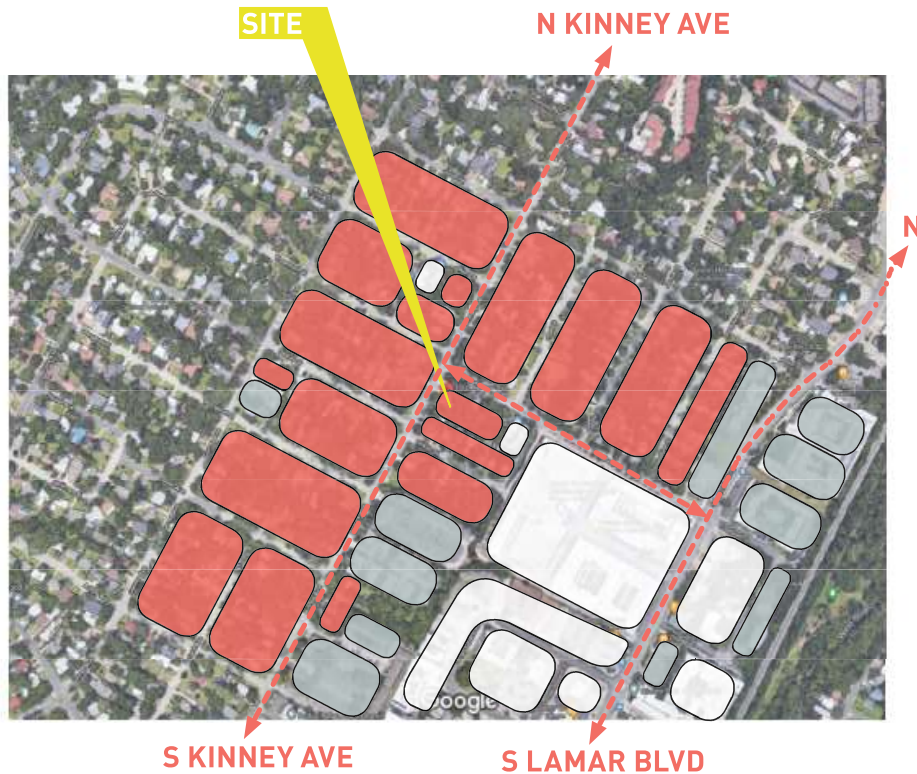


## NEIGHBORHOOD CONTEXT

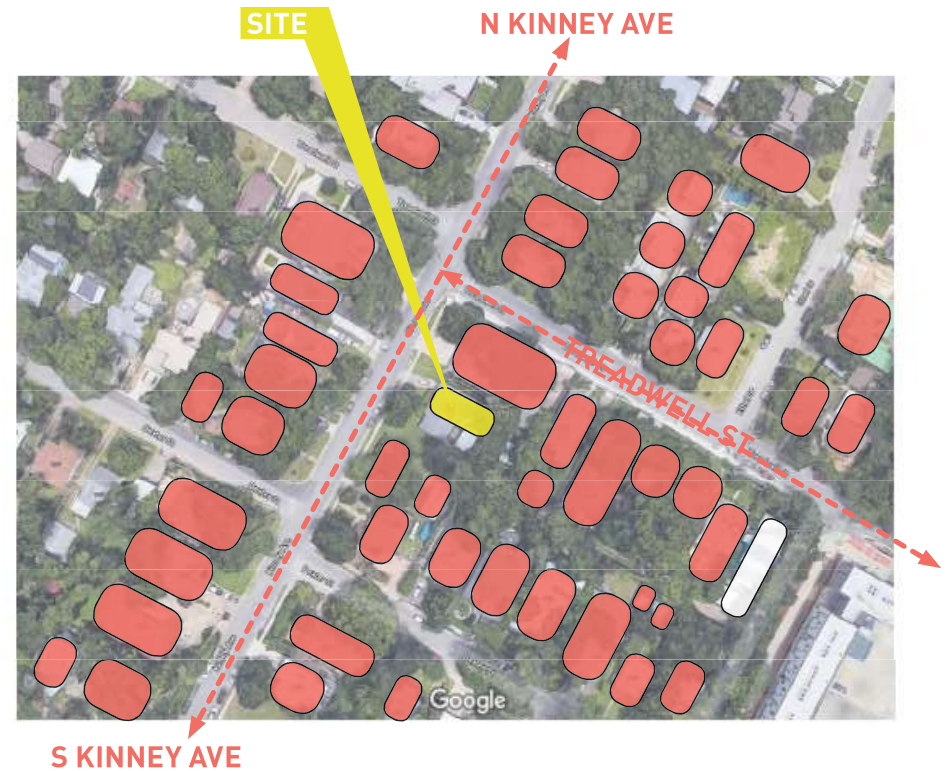
PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & ARCHITECT- SARAH JOHNSON, AIA, RID  
KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021



- DEVELOPMENT PROPOSED AT 1003 KINNEY AVE IS ADJACENT TO NEARBY S LAMAR UNION
- MIXED USE DEVELOPMENT CAN BE FOUND AT S LAMAR UNION AS WELL AS ON THE S END OF KINNEY AVENUE AT THE MARGARET ST. INTERSECTION
- PROPOSED DEVELOPMENT AT 1003 KINNEY AVE WOULD MAINTAIN CURRENT NEIGHBORHOOD CONTEXT AND SCALE IN TERMS OF BUILDING HT AND SCALE



## SITE MAPPING



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 KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021

## EMAIL CORRESPONDENCE WITH COA PLANNERS: SANDRA CANO



Ingrid Gonzalez Featherston &lt;[REDACTED]&gt;

**Kinney\_attic exemptions**

Cano, Sandra [REDACTED] Wed, Jun 16, 2021 at 7:30 AM  
 To: Ingrid Gonzalez Featherston <[REDACTED]>

Good morning Ingrid,

After doing some research I found that this project is located within Subchapter F, so you could definitely do a habitable attic above the garage if it meets FAR requirements. If the garage does not meet setback requirements, and you are wanting to add a dwelling unit above the garage, that would not be permissible. Also, I found that the attached garage that was built in 2013 was not permitted. You can roll it all into the current scope of work to retroactively permit the garage and permit a new attic.

Residential "walk-in" consultations are limited to general information questions and capped at 20 minutes – we are also not able to provide reviews for specific plans/properties. If you have questions about a specific project that is going into development, I would recommend setting up a Preliminary Plan Review teleconference, during which you could get detailed answers to specific questions. PPRs are scheduled through the expedited team at [expeditedreview@austintexas.gov](mailto:expeditedreview@austintexas.gov). The request form can be downloaded at the following link: [http://www.austintexas.gov/sites/default/files/files/Development\\_Services/Applications/residential/Residential\\_PPR\\_requestform\\_020218.pdf](http://www.austintexas.gov/sites/default/files/files/Development_Services/Applications/residential/Residential_PPR_requestform_020218.pdf)

Respectfully,

**Sandra Cano**

*Plans Examiner A, Residential Plan Review*

City of Austin Development Services Department

6310 Wilhelmina Delco Dr. Austin, Texas 78752

Office: 512-974-2681

Please contact my direct supervisor with any kudos or concerns at [Eric.Thomas@austintexas.gov](mailto:Eric.Thomas@austintexas.gov)

**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

*Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: City of Austin Ordinance 2016-0922-005 | City Clerk's website | City Clerk's FAQ's*

## COA CORRESPONDENCE

## EMAIL CORRESPONDENCE WITH COA PLANNERS: ANTHONY MCBRYDE



Ingrid Gonzalez Featherston &lt;[REDACTED]&gt;

**Zoning question**

8 messages

McBryde, Anthony <[REDACTED]> Mon, Jun 21, 2021 at 8:45 AM  
 To: [REDACTED]

Hello,

You wrote:

Hi,

I'd like to confirm whether our lot located at 1003 Kinney Ave would be eligible for small lot amnesty? Would this increase our FAR to 2,350 SF? Would this also increase the allowable impervious coverage on the lot? Current zoning allows 45%. Below are the calculations based on our zoning of SF-3. If you could confirm the small lot applicability and whether an increase in Impervious Coverage is allowed that would be a great help!

1003 Kinney Avenue

Zoning: SF-3 (ADU Reduced Parking allowed)

Lot Size: **5,461 SF**

Max 40% Bldg Coverage/FAR (0.4:1)= **2,184 SF**

Max 45% Impervious Coverage= **2,457 SF**

Response:

The min. lot size for SF3 Zoning is 5750 sq. ft. your lot is less than the min. meaning it is a "Substandard Lot" depending on when the property was recorded in the County will determine if construction is possible. Small Lot Amnesty is granted to properties within certain Neighborhood Plans (NP), your property is not within a NP.

See below:

- § 25-2-943 - SUBSTANDARD LOT.

(A)

A substandard lot may be used for a nonresidential use that is permitted in the zoning district in which the lot is located if, except for minimum lot area, the use and development complies with the requirements of this title.

(B)

A substandard lot may be used for a single-family residential use if the use is permitted in the zoning district in which the lot is located and the lot complies with the requirements of this subsection.

(1)

**A substandard lot recorded in the county real property records before March 15, 1946 must:**

(a)

have an area of not less than 4,000 square feet; and

(b)

be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is:

(i)

not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot;

(ii)

not more than 150 feet in length; and

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## EMAIL CORRESPONDENCE WITH COA PLANNERS: ANTHONY MCBRYDE

(iii)

maintained for access by the property owner.

(2)

**A substandard lot recorded in the county real property records after March 14, 1946 must:**

(a)

have an area of not less than 5,750 square feet; and

(b)

be not less than 50 feet wide at the street or at the building line.

(C)

If a substandard lot is used with one or more contiguous lots for a single use or unified development, the requirements of this chapter apply to the aggregation of lots as if the aggregation were a single lot.

(D)

A substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirement.

**Anthony McBryde***Job Title, Residential Zoning Plan Review*

City of Austin Development Services Department

310 Wilhelmina Delco Dr, Austin, Texas 78752.

Office: 512-974-2663

Please contact my direct supervisor with any kudos or concerns at [Eric.thomas@austintexas.gov](mailto:Eric.thomas@austintexas.gov)PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

Ingrid Gonzalez Featherston [REDACTED] Tue, Jun 22, 2021 at 8:50 AM  
 To: Andrea Alvarez <[REDACTED]>

Vince,

See forwarded email from our correspondence with the COA regarding the small lot amnesty. Small Lot Amnesty does not apply to our property since it is not within a neighborhood plan. What does apply to our lot is the substandard lot regulations. I'm working today to confirm what these regulations are but need the original plat to confirm the restrictions that will apply depending on our plat date. Could you send this to me ASAP?

Thank you,  
IngridIngrid Gonzalez Featherston, AIA, NOMA, RID  
Senior Design Architect

Matt Fajkus Architecture

512.432.5137

300 E 6 St, #100, Austin

Executive Board Member | ACE Mentor Program of Austin  
Executive Board Member | NOMA of Central TX  
[Quoted text hidden]

Ingrid Gonzalez Featherston [REDACTED] Tue, Jun 22, 2021 at 9:21 AM  
 To: "McBryde, Anthony" <[REDACTED]>  
 Cc: Vince [REDACTED]

Anthony,

We are working to confirm the original plat date for this property. With our lot being less than the required 5,750 SF we are assuming that its original plat date is prior to 1946. With that being said, would Subchapter F regulations apply to our lot (setbacks, building ht., FAR, impervious coverage, building coverage) since it is less than a typical lot and the subchapter F requirements would encumber development on our lot? Are there any exceptions that would allow us to build more?

Or would we have to comply with Subchapter F, and our max development permitted would need to follow the code below? In our case the **2,300 SF** would be the greater of the two for our lot.**§ 2.1. - MAXIMUM DEVELOPMENT PERMITTED.**The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3, except that the lot area of a flag lot is calculated consistent with the requirements of [Section 25-1-22 \(Measurements\)](#).

Are there any code requirements that allow us to exceed the max 45% impervious coverage requirement for a substandard lot?

Thank you,  
IngridIngrid Gonzalez Featherston, AIA, NOMA, RID  
Senior Design Architect

Matt Fajkus Architecture

512.432.5137

300 E 6 St, #100, Austin

Executive Board Member | ACE Mentor Program of Austin  
Executive Board Member | NOMA of Central TX  
[Quoted text hidden]

Vince Heinz [REDACTED] Tue, Jun 22, 2021 at 10:20 AM  
 To: Amber Cash <[REDACTED]>  
 Cc: Andrea Alvarez [REDACTED]

Rhoda or Amber can you please send me the plat for 1003 Kinney Avenue we closed on this about a month ago.

[Quoted text hidden]

COA CORRESPONDENCE

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 PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & ARCHITECT- SARAH JOHNSON, AIA, RID  
 KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021



## EMAIL CORRESPONDENCE WITH COA PLANNERS: ANTHONY MCBRYDE

Warm Regards,

TREC Information About Brokerage Services  
TREC Consumer Protection Notice

Vince Heinz  
Realtor®, CNE

2500 Bee Caves Rd, Bldg 3 Ste 200  
Austin, TX 78746  
m: 512.905.3030



Rhoda Stark <[REDACTED]> Tue, Jun 22, 2021 at 10:31 AM  
To: Vince Heinz [REDACTED]  
Rhoda [REDACTED]  
Cc: Andrea Alvarez [REDACTED]

Vince,

Plat is attached.

Anna Guerra

Escrow Officer

Heritage Title Company of Austin, Inc.  
2500 Bee Caves Rd., Bldg. 1, Suite 100  
Austin, TX 78746  
Phone 512.329.3900 | Fax 512.329.3999 | [REDACTED]



[Directions](#) [Explaining The Title Commitment](#)

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**Please save all attachments into a folder on your computer as you will only be able to access them online for 30 days.**

**WIRE FRAUD WARNING:** Due to increased risk of theft by wire fraud, Heritage Title Company must send Wire Instructions by encrypted e-mail only. Our Wire Instructions DO NOT CHANGE so consider any communication to change them as fraudulent. Please call your closing team to confirm the Wire Instructions before wiring your funds. Please wire your funds as soon as possible to avoid funding delays. Thank you.

## COA CORRESPONDENCE

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From: Vince Heinz [REDACTED]  
Sent: Tuesday, June 22, 2021 10:21 AM  
To: Amber Cash [REDACTED]  
Cc: Andrea Alvarez [REDACTED]  
Subject: Re: Zoning question

Rhoda or Amber can you please send me the plat for 1003 Kinney Avenue we closed on this about a month ago.

On Tue, Jun 22, 2021 at 8:50 AM Ingrid Gonzalez Featherston [REDACTED] wrote:

Vince,

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Thank you,

Ingrid

Ingrid Gonzalez Featherston, AIA, NOMA, RID

Senior Design Architect

Matt Fajkus Architecture

[REDACTED] 512.432.5137

[REDACTED] 900 E 6 St, #100, Austin

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PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & ARCHITECT- SARAH JOHNSON, AIA, RID  
KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021



## EMAIL CORRESPONDENCE WITH COA PLANNERS: ANTHONY MCBRYDE

[Quoted text hidden]

[Quoted text hidden]  
[Quoted text hidden]Please contact my direct supervisor with any kudos or concerns at [Eric.thomas@austintexas.gov](mailto:Eric.thomas@austintexas.gov)**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).*Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: City of Austin Ordinance 2016-0922-005 | City Clerk's website | City Clerk's FAQ's*

Warm Regards,

TREC Information About Brokerage Services

TREC Consumer Protection Notice

Vince Heinz

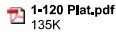
Realtor®, CNE

2500 Bee Caves Rd, Bldg 3 Ste 200  
Austin, TX 78746

m: 512.905.3030

[Redacted]

2 attachments

image001.jpg  
8K1-120 Plat.pdf  
135KIngrid Gonzalez Featherston  
To: "McBryde, Anthony"

Tue, Jun 22, 2021 at 10:37 AM

Anthony,

COA CORRESPONDENCE

To follow up on the original plat, we have confirmed that it is prior to 1946. See attached. The property was originally platted in 1896. Since my previous email was assuming we were prior to 1946, could you provide answers to whether subchapter F will still apply on a substandard lot and if we have any leeway on impervious coverage?

Thank you,  
IngridIngrid Gonzalez Featherston, AIA, NOMA, RID  
Senior Design Architect

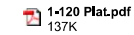
Matt Fajkus Architecture

512.432.5137

2900 E 6 St, #100, Austin

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Executive Board Member | NOMA of Central TX

[Quoted text hidden]

1-120 Plat.pdf  
137K

Vince Heinz

To: Rhoda St

Cc: [Redacted]

Sarah [Redacted]

Tue, Jun 22, 2021 at 11:00 AM

Thank you!!!

[Quoted text hidden]

[Quoted text hidden]



Ingrid Gonzalez Featherston

To: "McBryde, Anthony"

Cc: Vince Heinz

Thu, Jun 24, 2021 at 9:57 AM

Anthony,

I'm following up on my previous email regarding subchapter F applicability to a substandard lot and required Impervious coverage regulations. Any help on this would be greatly appreciated.

Thank you,  
IngridIngrid Gonzalez Featherston, AIA, NOMA, RID  
Senior Design Architect

Matt Fajkus Architecture

512.432.5137

PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & ARCHITECT- SARAH JOHNSON, AIA, RID  
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