

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0066

BOA DATE: October 10th, 2022

ADDRESS: 1116, 110, 1112,
1114, 1118-1124, 1128-1130 W 6th St
605, 607 Blanco St

COUNCIL DISTRICT: 9

OWNER: Clarks Village, LP

AGENT: Richard Suttle

ZONING: CS-MU-CO-NP; CS-MU-V-CO-NP

LEGAL DESCRIPTION: LOT 19 BLK B OLT 2 DIV Z RAYMOND SUBD

VARIANCE REQUEST: LDC 25-2-1063 ARTICLE 10 Compatibility Standards

SUMMARY: erect a Mixed-Use project

ISSUES: protected trees, on-site historical structures, significant grade change from northeast to southwest across the site

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP; CS-MU-V-CO-NP	General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan; General Commercial Services-Mixed Use-Vertical Mixed Use-Conditional Overlay-Neighborhood Plan
<i>North</i>	MF-4-HD-NP	Multi-Family-High Density-Historic Designation
<i>South</i>	CS-MU-V-CO-NP	General Commercial Services-Mixed Use-Vertical Mixed Use-Conditional Overlay-Neighborhood Plan
<i>East</i>	CS-MU-V-CO-NP	General Commercial Services-Mixed Use-Vertical Mixed Use-Conditional Overlay-Neighborhood Plan
<i>West</i>	CS-1-MU-CO-HD-NP	Commercial-Liquor Sales-Mixed Use-Conditional Overlay-Historic Designation-Neighborhood Plan

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Old West Austin Neighborhood Association
Old West Austin Neighborhood Plan Contact Team
Preservation Austin
SELTexas
Save Historic Muny District
Shoal Creek Conservancy
Sierra Club, Austin Regional Group



September 9, 2022

Andrew Linseisen
100 Congress Ave, Suite 1300
Austin TX, 78701

Property Description: LOT 19 BLK B OLT 2 DIV Z RAYMOND SUBD

Re: C15-2022-0066

Dear Andrew,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider variances from LDC Sections 25-2-1063(B), 25-2-1063(C)(1), 25-2-1063(C)(2), and 25-2-1063(C)(3) at 607 Blanco St, 1110, 1112, 1114, 1116, 1118-20, 1122-24, and 1128 W 6th St.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense. **Specifically, any proposed construction on this site must meet 15' radial clearance from any existing overhead electrical facilities (lines, poles, etc.).**

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.

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881
Cody.Shook@austinenergy.com



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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 # C15-2022-0066 ROW # 12990379 Tax # 0108010622,0108010619,
0108010621,0108010623,
0108010625,
0108010626,0108010601

Section 1: Applicant Statement

Street Address: 605-607 Blanco St, 1110 - 1130 W 6th St

Subdivision Legal Description:

Lots 14, 15, 16, 17, 18, 19, 20, 21, and 22, Block B, Outlot 2 Division Z Raymond Subdivision

Lot(s): 14, 15, 16, 17, 18, 19, 20, 21, and 22 Block(s): B

Outlot: 2 Division: Z Raymond Subdivision

Zoning District: CS-1-MU-CO-HD-NP, CS-MU-CO-HD-NP, CS-MU-CO-NP, CS-MU-V-CO-NP

I/We Andrew J. Linseisen on behalf of myself/ourselves as
authorized agent for Clarks Village, LP affirm that on
Month September, Day 19, Year 2022, 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: Mixed-use project

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

We request a variance from Sections 25-2-1063(B), 25-2-1063(C)(1), 25-2-1063(C)(2), and 25-2-1063(C)(3). See "Additional Space" below for more information.

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:

See additional information attached.

Hardship

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

a)The constraints described above uniquely impact the property, undermining its reasonable use. However, the requested variances would provide the property exceptions to compatibility restrictions impacting the site. The relief provided by the variances directly addresses the constraints identified above and would allow a project that saves large trees, retains the on-site historic structures in the manner approved by the Historic Landmark Commission, and maintains a character and scale appropriate for the neighborhood.

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

The limitations to reasonable use of the property are related to the unique physical characteristics of the property described above and are not general to the area. The topographic constraints experienced by the subject property are unique as there are no similarly zoned properties along the W 5th St or W 6th St corridors that are burdened with the same combination of topography and upgradient, compatibility-triggering properties.

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 variances will grant relief from compatibility standards trigger by the unique site constraints allowing the project to utilize the full entitlements envisioned by the zoning district. The scale and massing of the proposed project preserve the character of the existing neighborhood. The project as proposed has recieved support from the surrounding property owners, the Old West Austin Neighborhood Association, and the Historic Landmark Commission.

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: CK Date: 09/19/2022

Applicant Name (typed or printed): Andrew J. Linseisen

Applicant Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 435-2100

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: CK Date: 09/19/2022

Owner Name (typed or printed): Andrew J. Linseisen, agent for Clarks Village, LP

Owner Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Richard Suttle

Agent Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 435-2100

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).

Additional Space (continued)**Section 2: Reasonable Use**

The city has designated this site as being on a Core Transit Corridor with a combination of MU and VMU zoning marking it as an appropriate location for achieving a mixed-use development.

However, this reasonable use is undermined by site constraints including preservation of on-site historical structures, preservation of large trees and a significant (+/-35') grade change from southwest to northeast across the site.

The 'by right' compatibility setbacks in the Land Development Code encourage a project where density allowed under the property's base zoning is stacked along the W 6th Street frontage with lesser height and density on the northern portions of the property. Contrarily, the proposed mixed-use project is envisioned with more reasonably distributed density that focuses height in the inner portions of the property and implements stepped setbacks along all property edges – including those facing the triggering properties. Further, the mass of the building and intensity of use decrease at each vertical floor to provide a project with size and scale fitting the character of the neighborhood and its adjacent properties. This design approach and the compatibility waivers sought by this application have been extensively discussed with, and are supported by, the Old West Austin Neighborhood Association (OWANA).

Description of variances requested:

The applicant is request a variance to increase the maximum allowable height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards, Section 25-2-1063 (Height Limitations and Setbacks for Large Sites)

For the triggering property located at 608 Baylor Street

- (B) A person may not construct a structure 25 feet or less from property: to decrease the setback from "25 feet" to 15 feet (requested)
- (C)(1) to increase the height limit from "two stories and 30 feet, if the structure is 50 feet or less from property:" (maximum allowed) to 60 feet with no limitation on the number of stories (requested)
- (C)(2) to increase the height limit from "three stories and 40 feet, if the structure is more than 50 feet and not more than 100 fee from property:" (maximum allowed) to 60 feet with no limitation on the number of stories (requested)
- (C)(3) to increase the height limit for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, from "40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 of more restrictive" to 60 feet (requested)

See attached Page 9 of 9 for continuation of variances requested for the triggering properties at 611 Blanco Street and 612 Blanco Street.

The applicant is request a variance to increase the maximum allowable height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards, Section 25-2-1063 (Height Limitations and Setbacks for Large Sites)

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- (C)(2) to increase the height limit from “three stories and 40 feet, if the structure is more than 50 feet and not more than 100 fee from property:” (maximum allowed) to 60 feet with no limitation on the number of stories (requested)
- (C)(3) to increase the height limit for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, from "40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 of more restrictive” to 60 feet (requested)

For the triggering property located at 611 Blanco Street

- (C)(2) to increase the height limit from “three stories and 40 feet, if the structure is more than 50 feet and not more than 100 fee from property:” (maximum allowed) to 45 feet with no limitation on the number of stories (requested)
- (C)(3) to increase the height for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, to 100 feet but not more than 200 feet from property zoned SF-5 or more restrictive to 50 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 of more restrictive feet (requested)
- (C)(3) to increase the height for a structure more than 200 feet but not more than 300 feet from property zoned SF-5 or more restrictive, to 60 feet (requested)

For the triggering property located at 612 Blanco Street

- (C)(3) to increase the height limit from “40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 of more restrictive”, to 45 feet one foot for each 10 feet of distance in excess of 100 feet but not more than 250 feet from the property zoned SF-5 of more restrictive (requested)
- (C)(3) to increase the height limit from “40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 of more restrictive”, to 60 feet for property in excess of 250 feet but not more than 300 feet from the property zoned SF-5 of more restrictive (requested)

in order to erect a mixed use project within a "CS-MU-V-CO-NP", General Commercial Services – Mixed Use – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan zoning district.

Variances

June 16, 2022

City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Agent authorization letter for property located at 605-607 Blanco Street, 1110-1130 W. 6th Street, Austin, Texas, 78703, also known as TCAD Parcel No.'s 0108010601, 0108010619, 0108010621, 0108010622, 0108010623, 0108010625, and 0108010626 (the "Property")

Dear City of Austin:

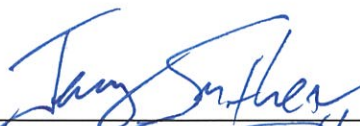
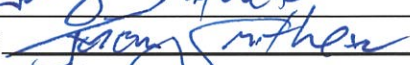
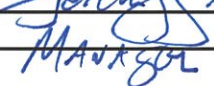
Please accept this letter appointing Armbrust & Brown, PLLC as authorized agent for the undersigned in connection with the submittal of any development applications for the above-referenced Property. This appointment includes complete authority for Armbrust & Brown, PLLC to handle all aspects of the entitlement process for the Property. All correspondence and contact should be directed to thereto. Thank you for your assistance in connection with this matter.

Sincerely,

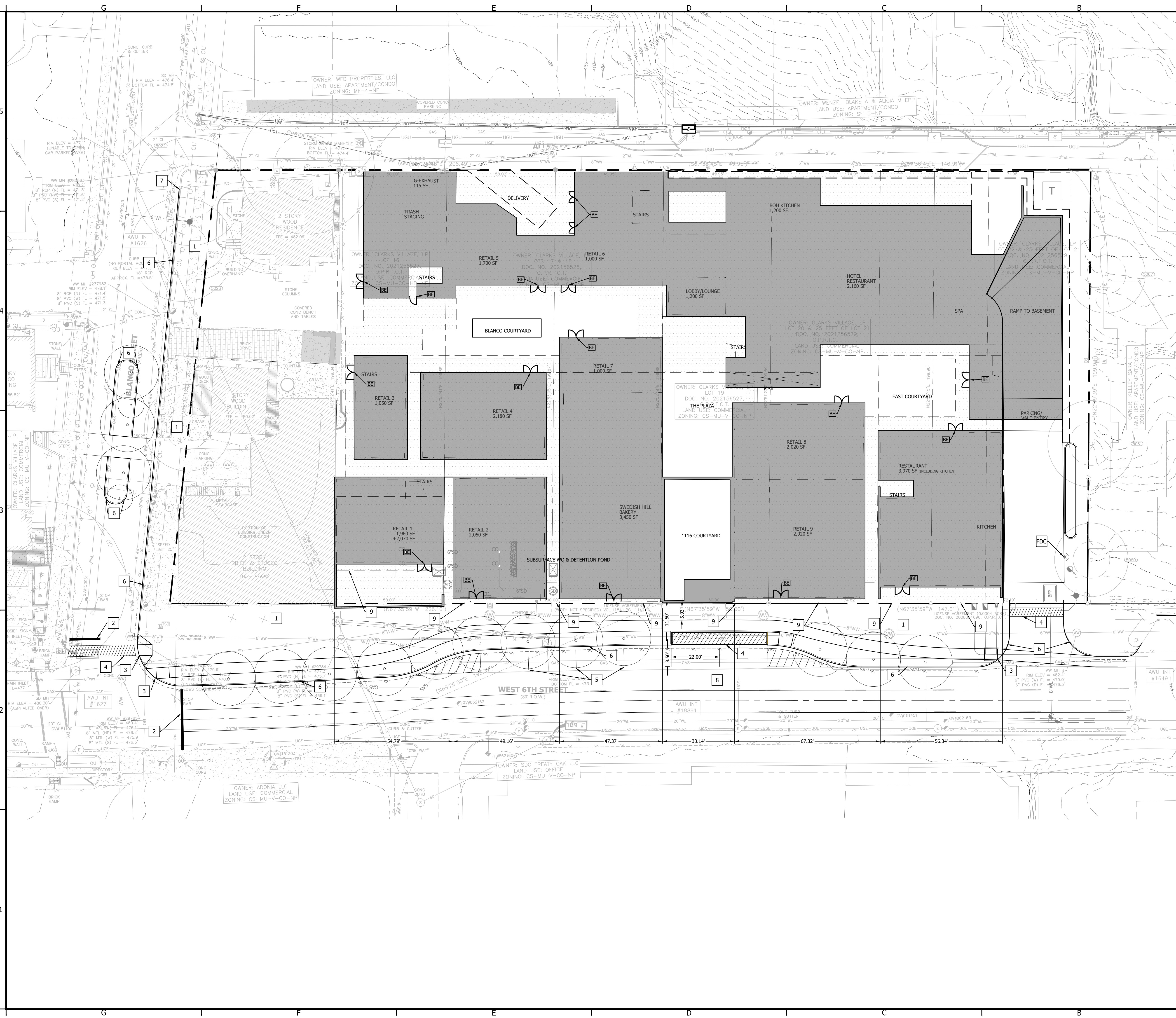
**Clarks Village, LP,
a Texas limited partnership**

**By: Clarks Village GP, LP
a Texas limited partnership
its general partner**

**By: Clarks Village Master GP, LLC
a Texas limited liability company,
its general partner**

By: 
Name: 
Title: 

SHEET 1 OF 1
DATE: 06/20/2022 1:31 PM
DRAWN BY: ALISSA CARRELL
CHECKED BY: ALISSA CARRELL
PROJECT: 1110 WEST 6TH STREET, TRAVIS COUNTY, TEXAS
DRAWING: SITE PLAN



0 10' 20' 40'

LEGEND

BOUNDARY / R.O.W.

EASEMENT / SETBACK

CURB / EDGE OF PAVT

BUILDING FACE

EXISTING CONTOUR

PROPOSED CONTOUR

ACCESSIBLE ROUTE (ADA)

FIRE LANE STRIPING

TOP/BOTTOM OF SLOPE

OVERHEAD UTILITY

LIMITS OF 100 YEAR FLOOD PLAIN

RETAINING/SCREEN WALL

CHAIN LINK FENCE

WOOD FENCE

IRON FENCE

BENCHMARK

BIKE RACK

SIGN

WATER METER VAULT

WATER VALVE

WASTEWATER MANHOLE

UTILITY POLE

CLEAN-OUT

GUY WIRE

ELEC TRANSFORMER PAD

STORM DRAIN INLET

STORM DRAIN MANHOLE

TREE W/ TAG (TO REMAIN)

SITE PLAN KEY NOTES

BE

BUILDING ENTRANCE

1

CONCRETE SIDEWALK, REF. PAVEMENT PLAN & CONSTRUCTION DETAILS

2

STOP BAR, REF. CONSTRUCTION DETAILS

3

CONCRETE ADA RAMP, REF. CONSTRUCTION DETAILS

4

CROSSWALK MARKINGS, REF. CONSTRUCTION DETAILS

5

PARKING MARKINGS, REF. CONSTRUCTION DETAILS

6

CURB AND GUTTER, REF. PAVEMENT PLAN & CONSTRUCTION DETAILS

7

TIE IN TO EXISTING PAVEMENT, REF. PAVEMENT PLAN

8

ROAD PAVEMENT, REF. PAVEMENT PLAN & CONSTRUCTION DETAILS

9

BUILDING OVERHANG, REF. ARCHITECTURAL PLAN

ITEM5/10

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

512.660.5580

WGI

wginc.com

2021 EAST 5TH STREET, SUITE 200, AUSTIN, TEXAS, 78702

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
WGI, INC.
ON 2022-08-05

1110 W 6TH
1110 WEST 6TH STREET
AUSTIN, TRAVIS COUNTY, TEXAS

SITE PLAN

CITY APPROVAL STAMP

SHEET
CS102
26 OF 49
SP-2022-XXXX

COPYRIGHT (C) 2022 BY WGI

CONSULTANT TEAM

STRUCTURAL
FAST + EPP
300-307 W 7th Ave
Vancouver, BC
V5Y 1M2
604 731 7412

MEP
BAY & ASSOCIATES
8217 Shoal Creek Blvd
#100
Austin, TX 78757
512 407 9011

CIVIL
WGI INC.
2021 East 5th St.
Suite 200
Austin, TX 78702
512 669 5560

LANDSCAPE
TEN EYCK LANDSCAPE ARCHITECTS
1224 E 12th St.
Suite 323
Austin, TX 78702
000-000-0000

PARKING
HWA PARKING
9600 Great Hills Trail
Suite 150 W.
Austin, TX 78759
512 306 8722

EXTERIOR ENVELOPE
FRONT INC.
100 E Broadway
Suite 501
New York, NY 10002
212 242 2220

SUSTAINABILITY
ATELIER TEN
104 W 29th St.
8th Floor
New York, NY 10001
212 254 4500

VERTICAL TRANSPORTATION
PERSONNHAIN ASSOC.
8612 Broad Meadow Lane
McKinney, TX 75071
972 832 4232

KEYPLAN

REVISION HISTORY

REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		

INTERIM REVIEW

THIS DOCUMENT IS
RELEASED FOR THE PURPOSE
OF INTERIM REVIEW ONLY.

IT IS NOT TO BE USED FOR
REGULATORY APPROVAL,
BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES.

CLIENT
Clarks Village LP
100 Congress Avenue - Suite 1450
Austin, TX 78701

PROJECT
1110 W 6th
Mixed Use Development
1110-1130 West 6th St, Austin, Texas

PROJECT NUMBER 121065 DATE 08/18/22

DRAWN BY Author CHECKED BY Checker

ORIGINAL ISSUE

SHEET NAME
Ground L1 Plan

SHEET NUMBER

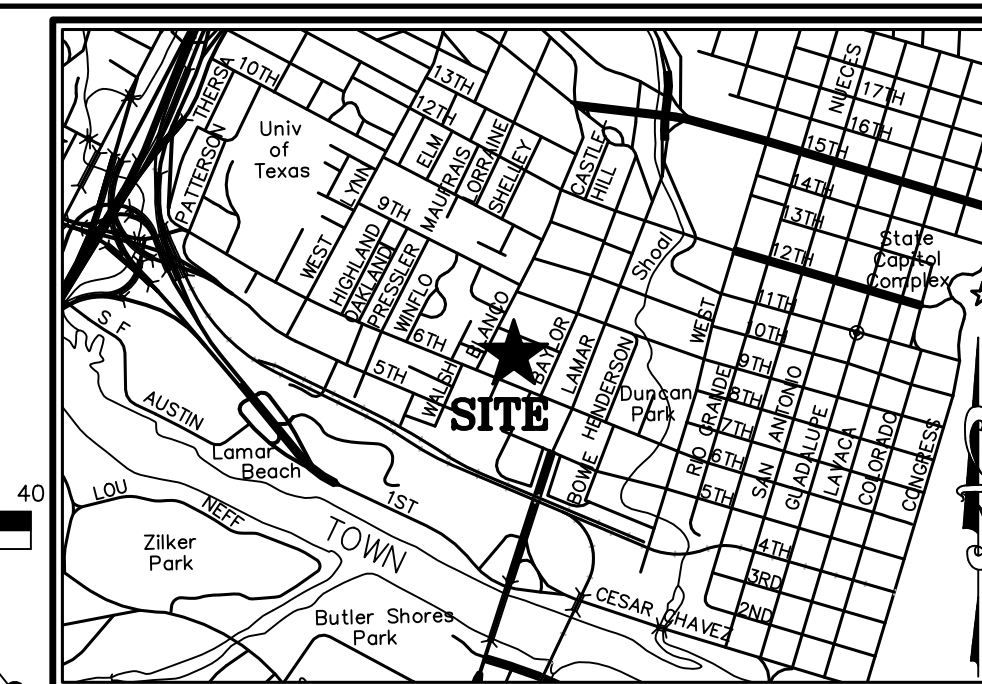
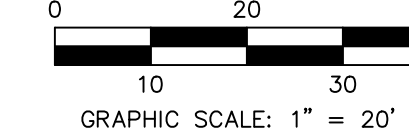
PR-101

T.J. CHAMBERS SURVEY ABSTRACT NO. 7

AVANT GARDE
CONDOMINIUMS
DOC. NO. 2015187539
O.P.R.T.C.T.

THE GARDENS AT WEST
SEVENTH CONDOMINIUMS
VOL. 13354, PG. 3
R.P.R.T.C.T.

LOT 1A, BLOCK A
RESUBDIVISION OF
TUTTLE ADDITION
DOC. NO. 201500132
O.P.R.T.C.T.



VICINITY MAP

SCALE: 1" = 200'

LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	MAG WITH "AWARD BOUNDARY" WASHER SET
⊗	IRON ROD WITH "HOLT CARSON" CAP FOUND
⊗	CHISELED "X" FOUND IN CONCRETE
⊗	BENCHMARK
⊗	CALCULATED POINT
⊗	SURVEY CONTROL POINT
⊗	CLEAN OUT
⊗	BOLLARD POST (UNLESS NOTED)
⊗	AIR CONDITIONER UNIT
⊗	GROUND LIGHT
⊗	ELECTRIC JUNCTION BOX
⊗	IRRIGATION CONTROL VALVE
⊗	ELECTRIC METER
⊗	ELECTRIC MANHOLE
⊗	FIRE HYDRANT
⊗	GAS METER
⊗	GAS VALVE
⊗	LIGHT POLE
⊗	MAILBOX
⊗	TELECOMMUNICATIONS BOX
⊗	TRAFFIC SIGNAL BOX
⊗	TRAFFIC SIGNAL POLE
⊗	TELECOMMUNICATIONS MANHOLE
⊗	TELECOMMUNICATIONS PEDESTAL
⊗	STORM SEWER MANHOLE
⊗	WASTEWATER MANHOLE
⊗	GREASE TRAP
⊗	WATER METER
⊗	WATER FAUCET
⊗	POWER/UTILITY POLE
⊗	QUIV AND/OR
⊗	NO PARKING SIGN
⊗	STOP SIGN
⊗	HANDICAP PARKING SIGN
⊗	BIKE RACK
⊗	EDGE OF ASPHALT
⊗	HAND RAIL
⊗	WOOD FENCE
⊗	CHAIN LINK FENCE
⊗	GAS LINE
⊗	OVERHEAD UTILITY
⊗	WASTEWATER LINE
⊗	WATER LINE
⊗	STORM SEWER LINE
⊗	CONCRETE
⊗	BUILDING

DOC. NO.	DOCUMENT NUMBER
FFE	FINISHED FLOOR ELEVATION
CONC	CONCRETE
VOL. / PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
C.R.T.C.T.	CONDOMINIUM RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 2 PG. 129
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2018072699
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2015187539
[.....]	RECORD INFORMATION PER PLAT VOL. 8 PG. 130
[.....]	RECORD INFORMATION PER DEED DOC. NO. 201910423
[.....]	RECORD INFORMATION PER PLAT VOL. 197 PG. 525
[.....]	RECORD INFORMATION PER PLAT VOL. 75 PG. 5

THE WEST 42.5' & SOUTH 162.5' OF EAST 7.5 FEET OF LOT 26
MGH PHYLE, LLC
DOC. NO. 2018062694
O.P.R.T.C.T.

BLOCK "B"
RAYMOND SUBDIVISION
VOL. 2, PG. 129
P.R.T.C.T.

BLOCK "B"
RAYMOND SUBDIVISION
VOL. 2, PG. 129
P.R.T.C.T.

THE WEST 42.5' & SOUTH 162.5' OF EAST 7.5 FEET OF LOT 26
MGH PHYLE, LLC
DOC. NO. 2018062694
O.P.R.T.C.T.

THE SOUTH 162.5' FEET OF LOT 27
ROY W. MATERANEK AND WIFE ERIN MATERANEK
VOL. 8205, PG. 97
D.R.T.C.T.

BAYLOR STREET
(80' R.O.W.)

NUMBER	DESCRIPTION
5000	19" CHINABERRY 11-8-8
5001	19" CEDAR ELM
5002	11" HACKBERRY
5003	22" PECAN
5004	24" PECAN
5005	9" CHINESE TALLOW
5006	10" HACKBERRY
5007	20" CEDAR ELM
5008	14" CHINESE TALLOW
5009	12" HACKBERRY
5010	11" HACKBERRY
5011	16" HACKBERRY
5012	12" HACKBERRY
5013	16" RED OAK
5014	15" CEDAR ELM
5015	14" CEDAR ELM
5016	11" CEDAR ELM
5017	27" PECAN
5018	28" PECAN
5019	15" HACKBERRY
5020	9" MULBERRY
5021	31" PECAN
5022	25" PECAN
5023	24" PECAN
5024	28" PECAN
5025	20" RED OAK
5026	10" CEDAR-AD
5027	31" PECAN
5028	15" PALM
5029	11" GRAPE MYRTLE
5030	14" PECAN
5031	12" GRAPE MYRTLE 8-7
5032	24" GRAPE MYRTLE 14-12-8
5033	20" PECAN
5034	11" PECAN
5035	24" PECAN
5036	18" PECAN
5037	11" PECAN
5038	10" PECAN
5039	9" PECAN
5041	26" POST OAK
5042	39" LIVE OAK
5043	18" PECAN
5044	10" CEDAR ELM
5045	14" CEDAR ELM
5046	19" CEDAR ELM 14-9
5047	11" CEDAR ELM

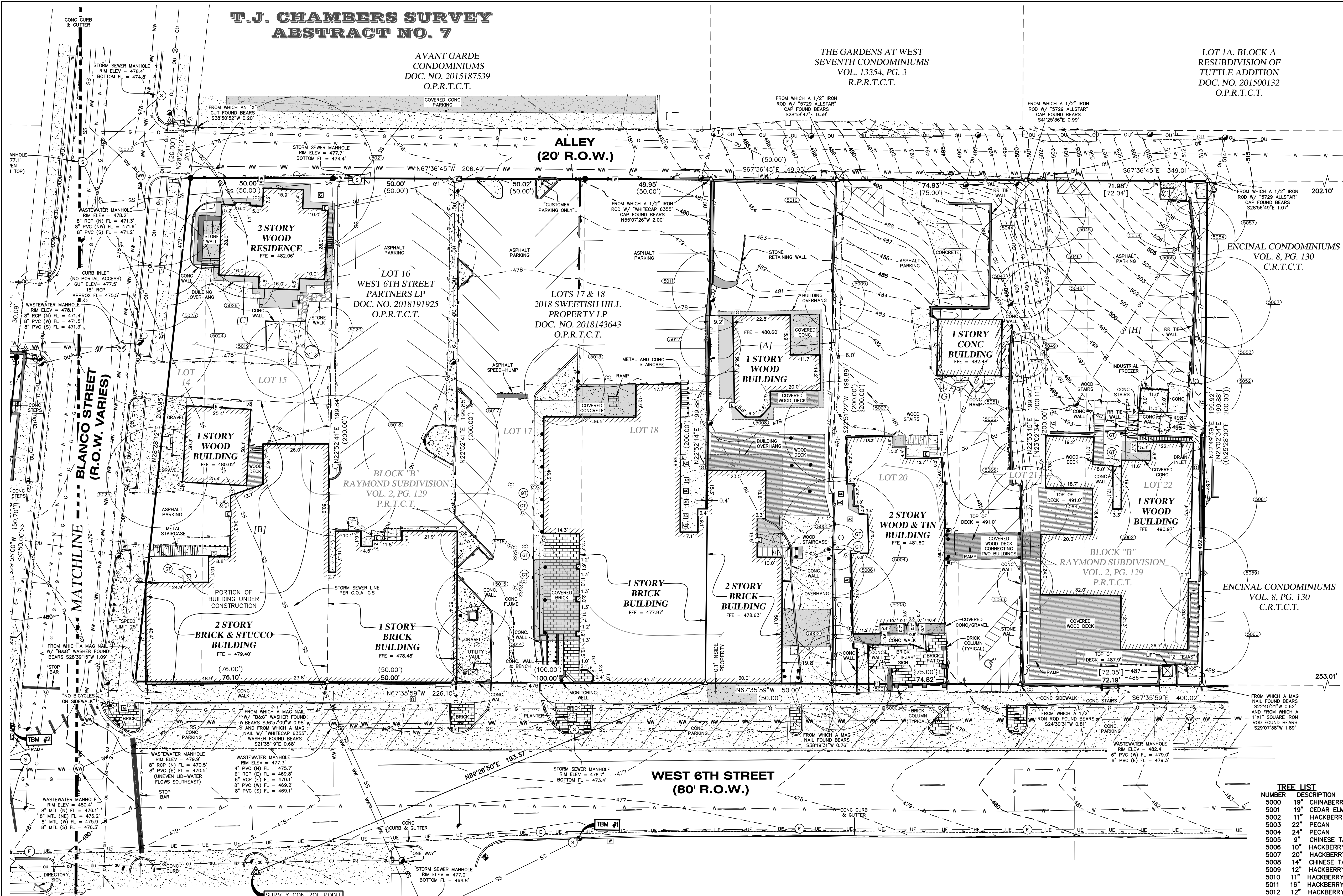
LAND TITLE, TREE & TOPOGRAPHIC SURVEY OF LOTS 14-19, BLOCK B OF RAYMOND SUBDIVISION AND LOT A, PECAN SQUARE

City of Austin, Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #0174300

Date: 7/20/2021
Project: 00955
Scale: 1" = 20'
Reviewer: FM
Tech: TE
Field Crew: SV/BM
Survey Date: JUN 2021
Sheet: 1 OF 2



BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000060855212.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH "4WARD CONTROL" WASHER SET, WITH GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS SHOWN HEREON DERIVED FROM NGS O.P.U.S. SOLUTION REPORT COMPUTED ON JANUARY 22, 2020.

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

- 1) PROPERTY ADDRESS: 1110, 1114, 1116, 1118, 1126, 1200, 1202, & 1204 WEST 6TH STREET, AND 605, 606 & 607 BLANCO STREET, AUSTIN, TEXAS.
- 2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 3) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
- 4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.
- 6) A PORTION OF THIS SITE WAS UNDER CONSTRUCTION AT TIME OF THE ON-THE-GROUND FIELD SURVEY, SITE GRADING WAS OCCURRING ON THIS LOT AND THE SURROUNDING LOTS.

LEGAL DESCRIPTION:

BEING ALL OF LOTS 14-22, BLOCK B, RAYMOND SUBDIVISION OF PART OF OUTLOT 2, DIVISION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 129, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT A, PECAN SQUARE SUBDIVISION RECORDED IN VOL. 75 PG. 5 OF THE PLAT RECORDS, TRAVIS COUNTY TEXAS.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 04453, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

BENCHMARK NOTE:

TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF WEST 6TH STREET, ±128' SOUTH EAST FROM CONTROL POINT #1, AND ±79' SOUTHWEST FROM THE SOUTHWEST CORNER OF LOT 19, BLOCK B OF RAYMOND SUBDIVISION. ELEVATION = 476.34'

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE WEST SIDE OF BLANCO STREET, ±112' NORTHWEST FROM CONTROL POINT #1 AND ±52' SOUTHWEST FROM THE SOUTHWEST CORNER OF LOT 14, BLOCK B OF RAYMOND SUBDIVISION. ELEVATION = 480.88'

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811

7/19/2021

DATE



[A] LOT 19
OWNER:
WEST 6TH STREET
PARTNERS LP
DOC. NO. 2018191924
O.P.R.T.C.T.

[B] LOTS 14 & 15
1130 WEST 6TH PARTNERS LP
DOC. NO. 2019200023
O.P.R.T.C.T.
SAVE & EXCEPT
THAT PORTION CONVEYED IN
VOL. 746, PG. 514,
D.R.T.C.T.

[C] THE NORTH PART OF
LOTS 14 & 15
RICHARD S. MCCOWN
DOC. NO. 2013222910
O.P.R.T.C.T.

[G] LOT 20 AND THE WEST
25 FEET OF LOT 21
1110 WEST 6TH PARTNERS LP
DOC. NO. 2020016841
O.P.R.T.C.T.

[H] CALLED 0.33 ACRE
1110 WEST 6TH PARTNERS, LP
DOC. NO. 2020016837
O.P.R.T.C.T.

From: [Ramirez, Elaine](#)
To: [REDACTED]
Cc: [Ramirez, Diana](#)
Subject: RE: BOA Case C15-2022-0066 / 1116 W 6th St
Date: Monday, August 22, 2022 1:45:00 PM
Attachments: [image001.png](#)

Thank you Andy for the e-mail. The above case has been “pulled” and will be put on the October 10 BOA meeting Agenda.

Please make sure you have the correct variance verbiage request to me before 10a.m. on Monday, 9/19/22. Thank you!

Respectfully,

Elaine Ramirez

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-2202



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From: [REDACTED]
Sent: Monday, August 22, 2022 11:36 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Cc: Ramirez, Diana <Diana.Ramirez@austintexas.gov>
Subject: BOA Case C15-2022-0066

*** External Email - Exercise Caution ***

Elaine,

On behalf of our client, please postpone the Board of Adjustment Case C15-2022-0066 from the September agenda to the October meeting. Thank you for your assistance, please let me know if you require any additional information. Thanks

Andy

<p>Andrew J. Linseisen, P.E., CFM Armbrust & Brown, PLLC 100 Congress Avenue, Suite 1300 Austin, Texas 78701-2744 (512) 435-2358 - Direct (512) 435-2360 - Facsimile [REDACTED] www.abaustin.com</p>	<p>Logo</p> 
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607 Blanco
TCAD Parcels: 0108010601
Property ID: 106511
0.1081AC OF LOT 14-15 BLK B OLT 2 DIV Z RAYMOND SUBD

1128 W 6th
TCAD Parcels: 0108010626
Property ID: 106554
S 116.47 FT AV LOT 14-15 BLK B OLT 2 DIV Z RAYMOND SUBD

1122 W 6th
TCAD Parcels: 0108010625
Property ID: 106553
LOT 16 BLK B OLT 2 DIV Z RAYMOND SUBD

1120 W 6th
TCAD Parcels: 0108010623
Property ID: 106551
LOT 17-18 BLK B OLT 2 DIV Z RAYMOND SUBD

1114 / 1116 W 6th
TCAD Parcels: 0108010622
Property ID: 106550
LOT 19 BLK B OLT 2 DIV Z RAYMOND SUBD

1112 W 6th
TCAD Parcels: 0108010621
Property ID: 106549
LOT 20 * & W 25 FT OF LOT 21 BLK B OLT 2 DIV Z RAYMOND SUBD

1110 W 6th
TCAD Parcels: 0108010619
Property ID: 106548
LOT 22 & E 25 FT OF LOT 21 BLK B OLT 2 DIV Z RAYMOND SUBD