

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0089

BOA DATE: December 12th, 2022

ADDRESS: 1202 W 9th St, 900 Blanco St
& 901 Shelley Ave

COUNCIL DISTRICT: 9

OWNER: Mark Pearson

AGENT: Hugh Randolph

ZONING: MF-4-NP (Old West Austin NP)

LEGAL DESCRIPTION: 60% OF 50X190 FT OLT 4 DIVISION Z

VARIANCE REQUEST: decrease the interior side setback from 15 feet (required) to 5 foot base zoning setback (requested) and the rear setback from 15 feet (required) to 10 foot base zoning setback (requested)

SUMMARY: relocate/remodel and addition of a historical two-story garage

ISSUES: only property in the Castle Hill Historic District that faces 3 public streets with three contributing historic structures that are protected from demolition.

	ZONING	LAND USES
<i>Site</i>	MF-4-NP	Multi-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-HD-NP; MF-4-NP	Single-Family; Multi-Family
<i>East</i>	MF-4-NP; SF-3-NP	Multi-Family; Single-Family
<i>West</i>	MF-4-NP	Multi-Family

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 Munny District
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group



November 29, 2022

Tyler Rush
1009 W 6th St, Suite #201
Austin TX, 78703

Property Description: 60% OF 50X190 FT OLT 4 DIVISION Z

Re: C15-2022-0089

Dear Tyler,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-2-1062 at 900 Blanco St, 1209 W 9th St, 901 Shelley Ave.

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.

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



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

ITEM7/3

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 # **C15-2022-0089** ROW # **13049493** Tax # **0109010201**

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: **(Old West Austin)** **Council District: 9**

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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

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

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:

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: Mark Pearson (Nov 9, 2022 14:02 PST) Date: 11/09/2022

Applicant Name (typed or printed): Tyler Rush

Applicant Mailing Address: 1009 W. 6th Suite # 201

City: Austin State: Texas Zip: 78703

Phone (will be public information): _____

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

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: Mark Pearson (Nov 9, 2022 14:02 PST) Date: 11/09/2022

Owner Name (typed or printed): Mark Pearson

Owner Mailing Address: 900 Blanco

City: Austin State: Texas Zip: 78703

Phone (will be public information): _____

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

Section 5: Agent Information

Agent Name: Hugh Randolph

Agent Mailing Address: 1009 W. 6th Suite # 201

City: Austin State: Texas Zip: 78703

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).

Additional Space (continued)

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal blue lines across its entire width. The lines are thin and consistent in color, set against a plain white background. There are no margins, text, or other markings present on the page.

VARIANCE ADVANCE PACKET FOR 1202. W. 9th ST
C15-2022-0089

9th + shelley
1202 W. 9th St

The Property at 9th + Shelley has several unique physical conditions making development on the site difficult:

- First, there are three contributing historic structures to the Castle Hill Historic District (CHHD) that are protected from demolition.
- Second, the narrow North / South dimension of the site, resulting in limited allowable footprint.
- Lastly, this is the only property in the CHHD that is surrounded by three public streets further limiting where development is allowed.

The combination of these constraints creates a hardship that is unique to the site, and is not present on other properties within the CHHD.

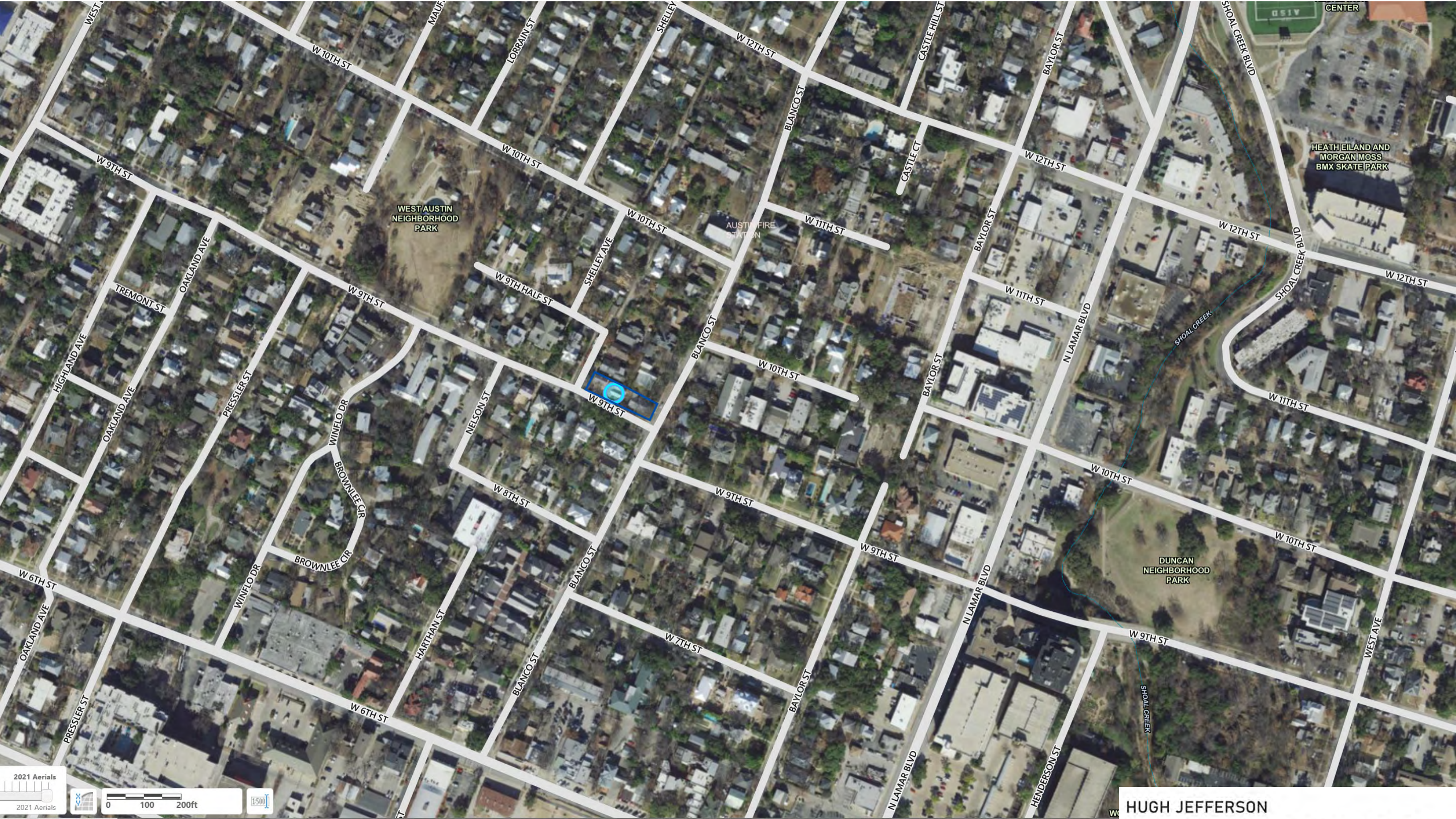
The current design proposal came about through a series of explorations for possible development on the site. In our first proposal, we attempted to weave an addition within the required compatibility setbacks triggered by adjacent single-family properties. This meant that our addition would have to obscure or block parts of the contributing historic structures which is prohibited by the CHHD Design Standards. *(Ref. Previous Proposal Diagram.)* This proposal was denied by the Historic Landmark Commission.

After our first proposal was rejected, we set out to explore new possibilities that would allow for reasonable development, and satisfy the requirements of the CHHD design standards. With the help from the Architectural Review Committee, we developed a proposal to address the unique constraints on the site. Along with the CHHD requirement of not obscuring contributing historic buildings from public view, they also do not allow additions to begin closer than 1/3 of the depth of the historic structure. The constraints of the CHHD plus the setbacks triggered by the Compatibility Standards leaves very little room available for development. *(Ref. Existing / Showing Restrictions Diagram.)*

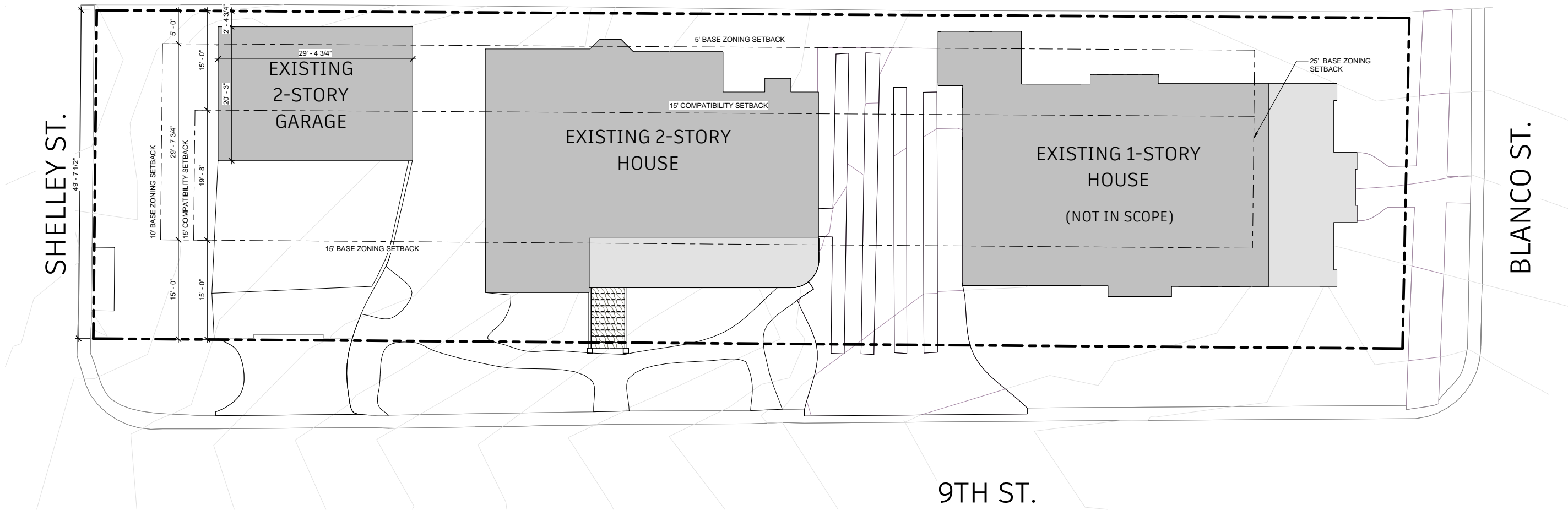
Our proposal seeks to rotate the existing carriage house structure to face Shelley Avenue. This keeps the primary historic facade open to public view and organizes the lot in the character of many historic, house / carriage house configurations. This rotation also allows for reasonable development between the two historic structures that is set far enough back from the street to comply with the CHHD 1/3 rule and not overpower the existing historic structures.

The challenge with this proposal is that the carriage house is wider (in both directions) than the buildable width between compatibility setbacks. *(Ref. Existing Conditions Diagram.)* This is why we must ask for a variance from the compatibility setbacks on the North and West. The current location of the carriage house is non-compliant, and only 2'-4 3/4" from the North property line. The relocation benefits the adjacent single-family property by adding more distance between the carriage house and the neighboring property. Overall, our proposal has been met with support. The design was approved on consent by the Historic Landmark Commission. It has also been approved by OWANA, and the neighborhood group supports our requested variance *(Ref. support letter)*. In addition, we have met with the neighbors who have the most stake in the proposed development, the neighbor to the north, and the neighbor to the west, and both are in favor of our proposal and the requested variance *(Ref. support letters)*.

The unique constraints of the site, the historic structures protected from demolition, the narrow lot width, and the three street frontages make development on the site uniquely challenging. Based on the feedback from both the HLC, OWANA, and the support of surrounding neighbors we feel strongly that the proposed development variance would not alter the existing character of the area, impair the use of adjacent conforming property, nor impair the purpose of the zoning regulations of the zoning district.

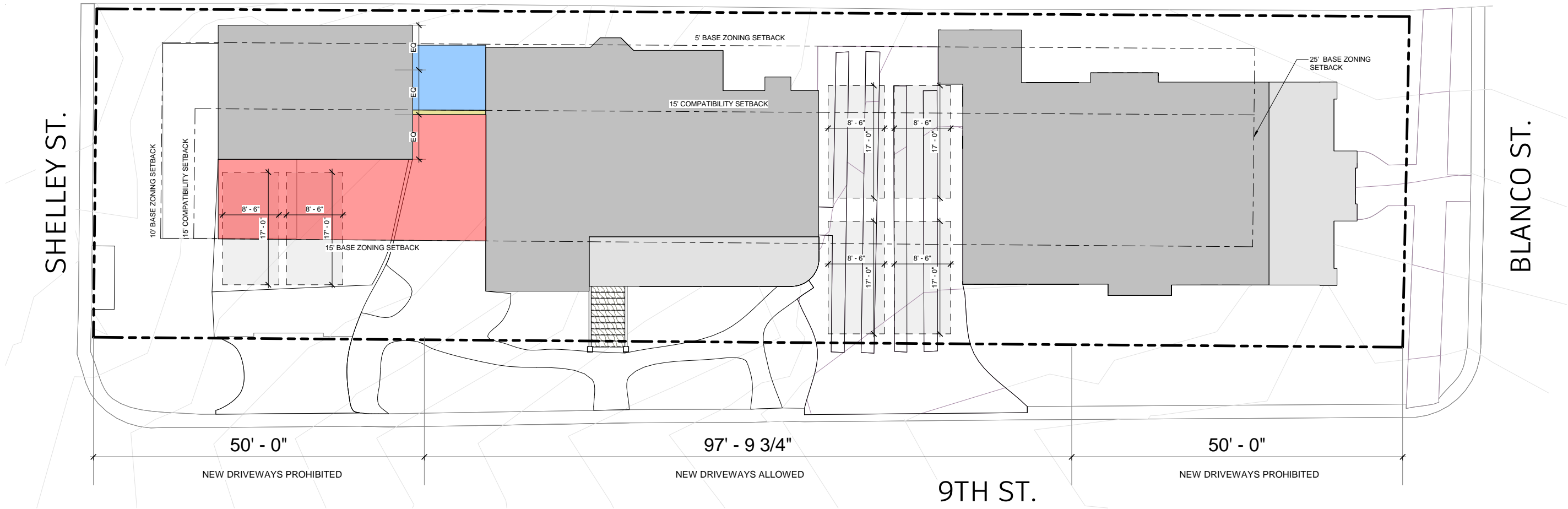


site context



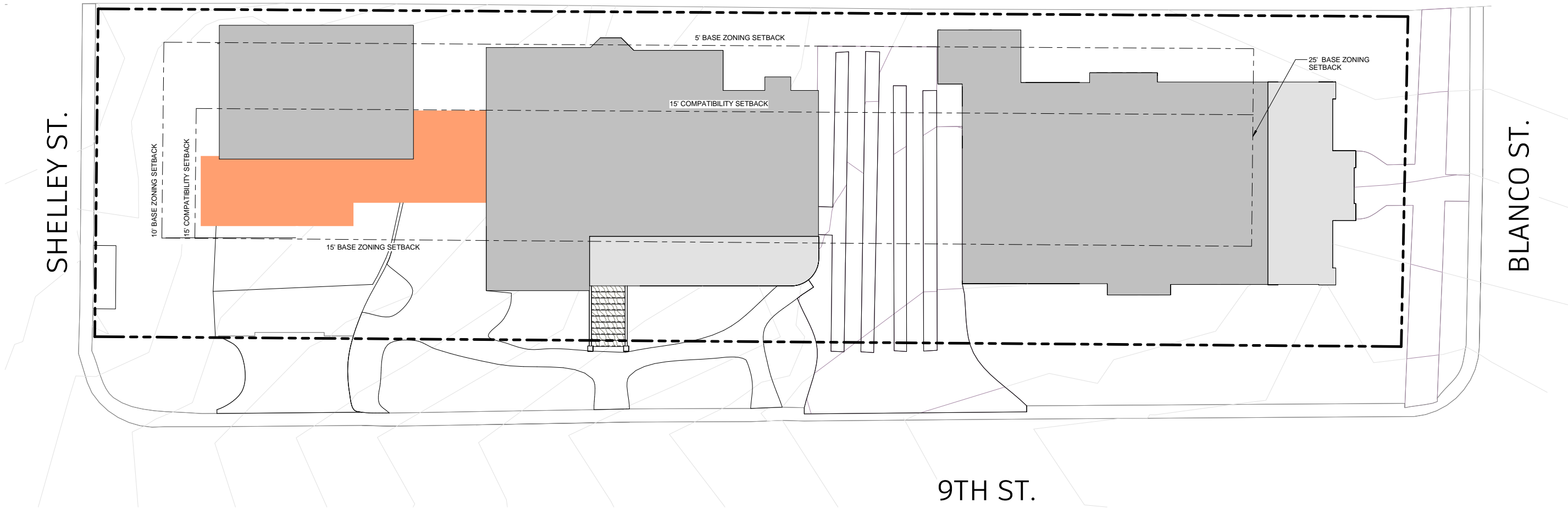
EXISTING CONDITIONS







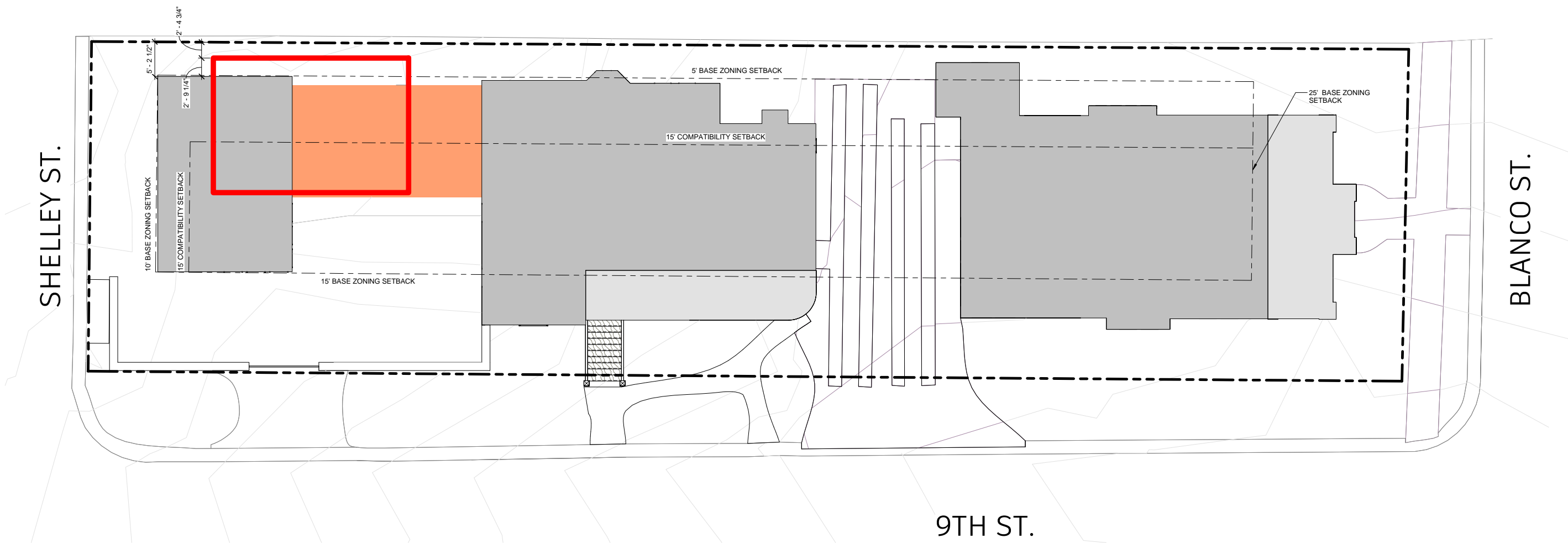
EXISTING / SHOWING RESTRICTIONS

- existing structures
- compatibility restriction
- historical restriction
- allowable building zone






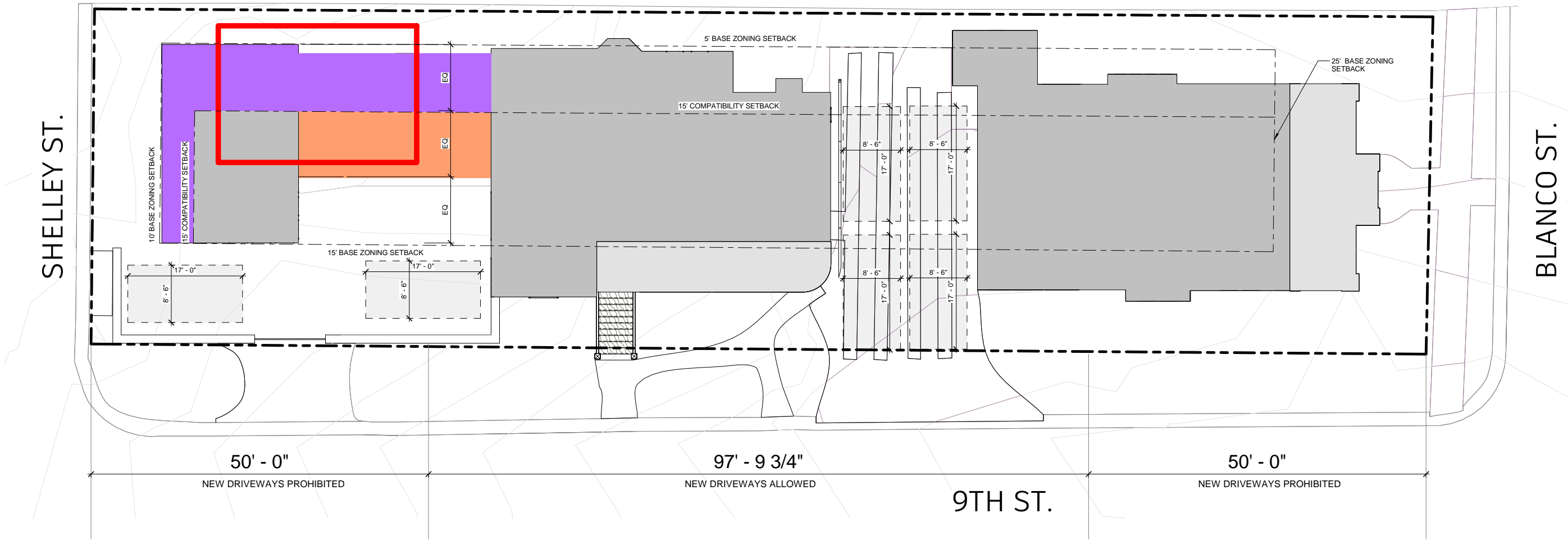
PREVIOUS PROPOSAL (rejected by historic commission)

-  existing structures
-  proposed addition







CURRENT PROPOSAL

-  existing structures
-  proposed addition
-  existing garage location



CURRENT PROPOSAL

-  existing structures
-  proposed addition
-  existing garage location
-  footprint of requested compatibility variance





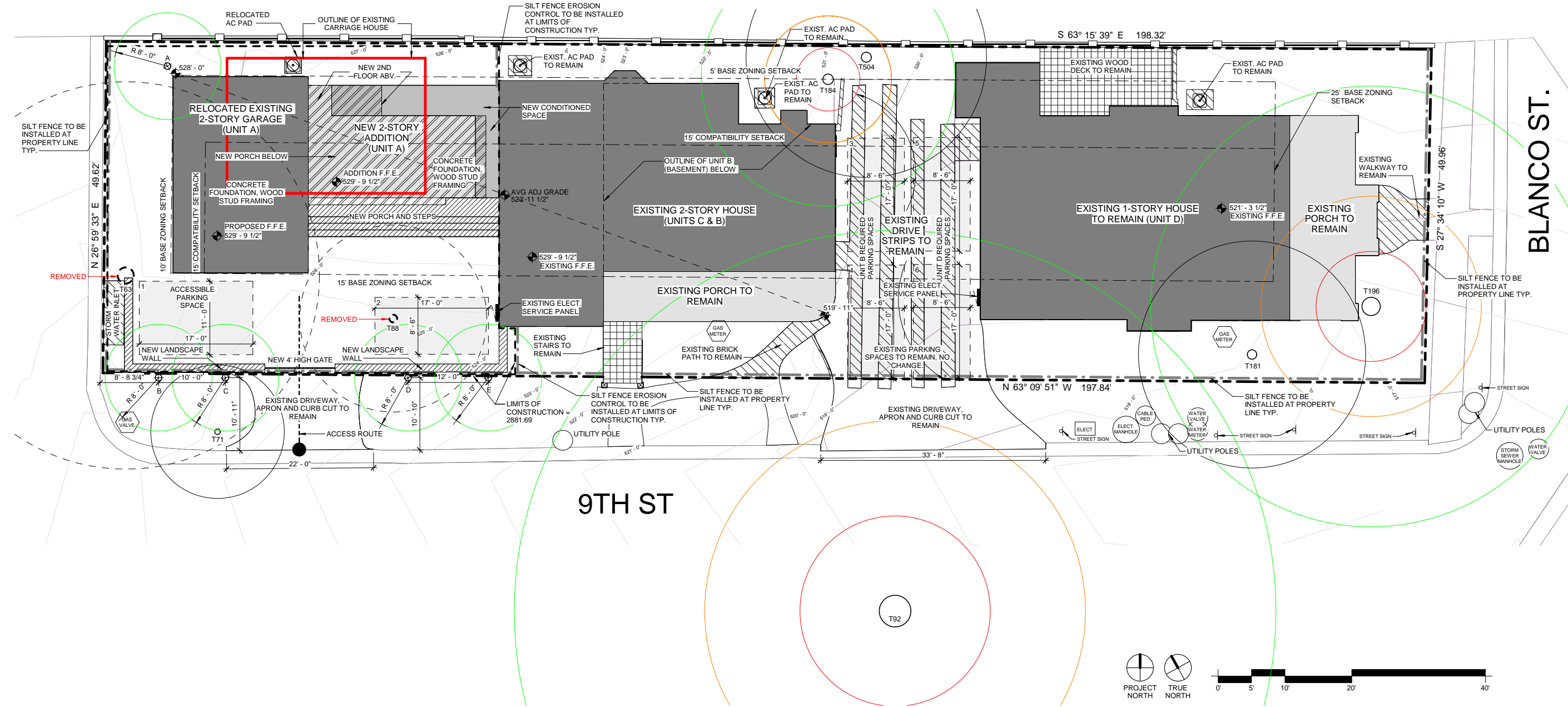
Drawn by TJR
Checked by

9TH & BLANCO
900 Blanco Street, Austin, Texas 78703

SHELLEY ST

BLANCO ST.

9TH ST



1 SITE PLAN
1/8" = 1'-0"

UNIT PARKING CALCULATIONS						
UNITS	EXISTING BEDROOMS	EXISTING REQ'D PARKING	PROPOSED BEDROOMS	PROPOSED REQ'D PARKING	DOWNTOWN PARKING REDUCTION	FINAL REQ'D PARKING
UNIT A	1 BEDROOM (UNOCCUPIED)	1.5 SPACES	3 BEDROOMS	3 SPACES	20%	1 VAN ACCESSIBLE SPACE REQ'D
UNIT B	2 BEDROOMS	2 SPACES	2 BEDROOMS	2 SPACES		
UNIT C	3 BEDROOMS	2.5 SPACES	0 [†]	0 [†]		
UNIT D	2 BEDROOMS	2 SPACES	2 BEDROOMS	2 SPACES		
TOTAL	8 EXISTING BEDROOMS	8 SPACES	7 PROPOSED BEDROOMS	7 SPACES	7 x .2 = 1.4 7 - 1.4 = 5.6	6 SPACES

[†] UNITS A AND C ARE PROPOSED TO BE COMBINED INTO ONE DWELLING UNIT. UNIT C PROPOSED BEDROOMS/ PARKING OMITTED

UNITS B, C, D ARE CURRENTLY OCCUPIED. UNIT A IS VACANT, IN DISREPAIR, UNOCCUPIABLE

SITE PLAN AREAS LEGEND			
	EXISTING STRUCTURE		WOOD DECK
	COVERED PORCH AREA		LIMITS OF CONSTRUCTION (2,881.69 SF TOTAL)
	ADDITION AREA		SECOND FLOOR ABV.
	EXISTING FLATWORK		NEW FLATWORK

LINE TYPE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	OUTLINE OF ROOF
	SILT FENCE
	LIMITS OF CONSTRUCTION
	CHAIN LINK TREE PROTECTION FENCE
	FULL CRZ
	1/2 CRZ
	1/4" CRZ

TREE LIST	
	13", 13", 10", 8" HACKBERRY — REMOVED
	7", 5" ELM
	14" PECAN — REMOVED
	57" LIVE OAK (HERITAGE)
	17" PECAN
	19" PECAN (PROTECTED)
	33" ELM (HERITAGE)
	18" SPANISH OAK

- SITE PLAN NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
 - BUILDER TO REGRADE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDING
 - CIVIL ENGINEERING & LANDSCAPING BY OTHERS
 - SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER

HUGH JEFFERSON
RANDOLPH ARCHITECTS

Date: 11.18.22
Issue: VARIANCE ADVANCED
Revision: PACKET SET

V1.5
SITE PLAN



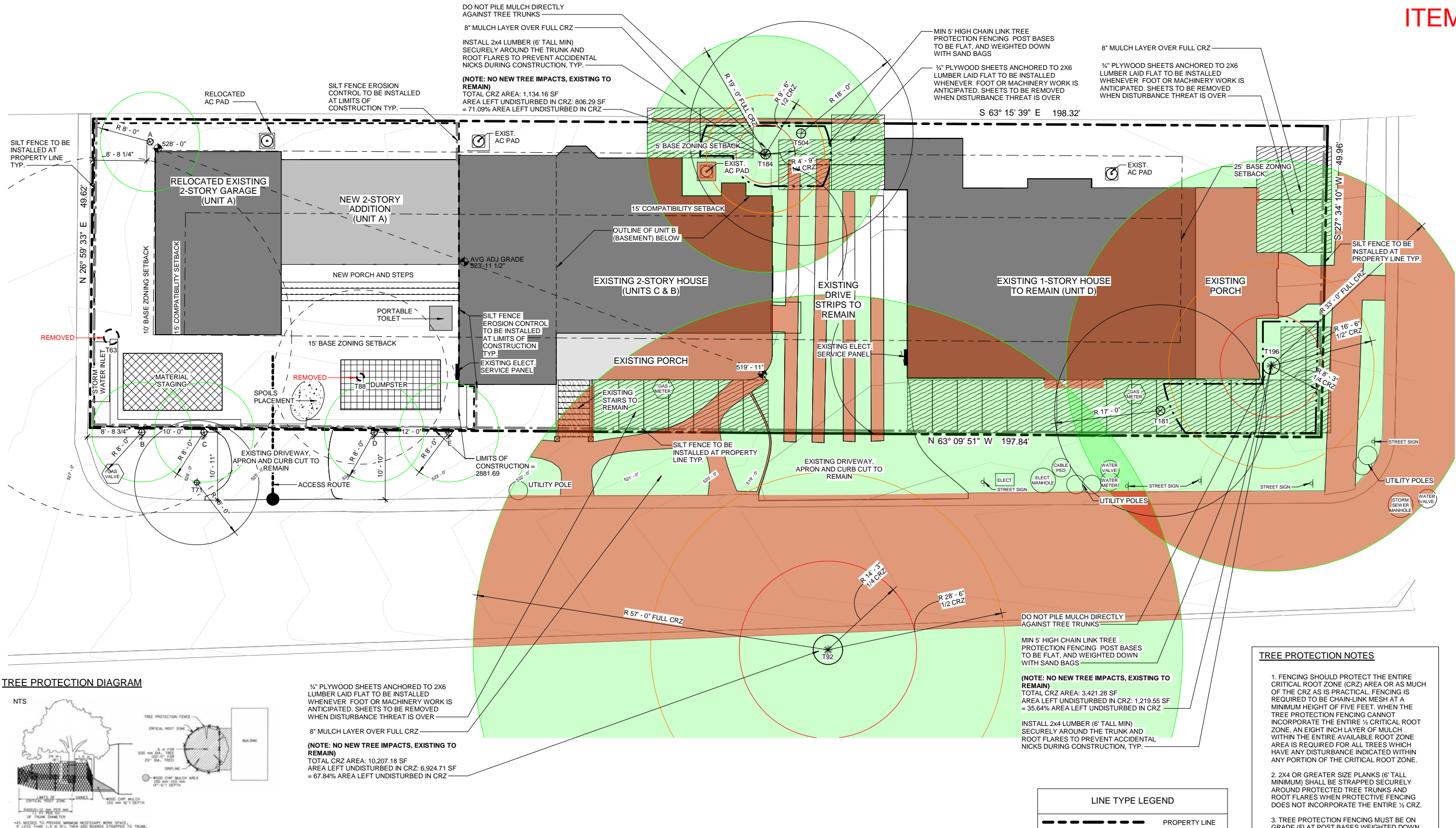
Drawn by TJR
Checked by

9TH & BLANCO
900 Blanco Street, Austin, Texas 78703

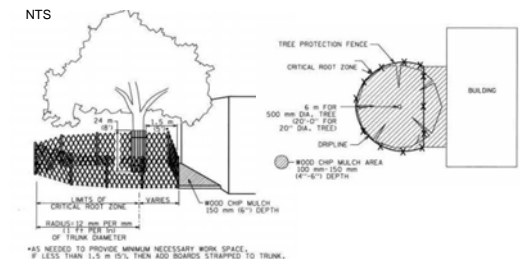
HUGH JEFFERSON
RANDOLPH ARCHITECTS

Date: 11.18.22
Issue: VARIANCE ADVANCED
Revision: PACKET SET

V1.6
TREE PROTECTION PLAN
OF



TREE PROTECTION DIAGRAM



TREE LIST	
T63 13" 13" 10" 8" HACKBERRY	REMOVED
T71 7", 5" ELM	
T88 14" PECAN	REMOVED
T92 57" LIVE OAK (HERITAGE)	
T18 17" PECAN	
T18 19" PECAN (PROTECTED)	
T19 33" ELM (HERITAGE)	
T50 18" SPANISH OAK	

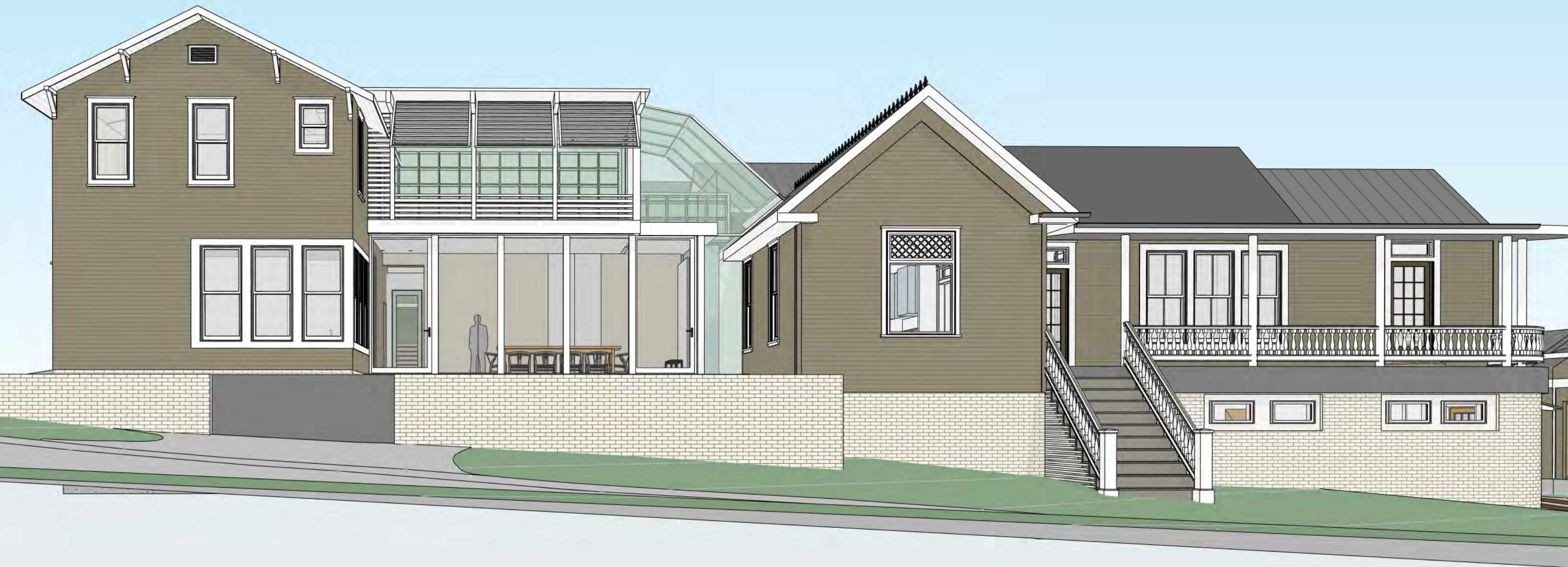
MITIGATION TREE PLANTING LIST	
A 8" RED OAK (SIGNIFICANT SHADE PROVIDER)	
B 8" RED OAK (SIGNIFICANT SHADE PROVIDER)	
C 8" RED OAK (SIGNIFICANT SHADE PROVIDER)	
D 8" LIVE OAK (SIGNIFICANT SHADE PROVIDER)	
E 8" LIVE OAK (SIGNIFICANT SHADE PROVIDER)	
TOTAL REPLACEMENT = 40" > 35.5" REQ'D FOR REPLACEMENT OF T63 & T88	
REQUIRED: AUTOMATED DRIP IRRIGATION FOR ALL MITIGATION TREES FOR A 2 YEAR PERIOD AFTER PLANTING	
TREES TO BE PLANTED BY OTHERS AT OPTIMAL GROWING SEASON TO INSURE SURVIVAL	

SITE PLAN AREAS LEDGEND	
UNDISTURBED CRZ	PLYWOOD SHEET TREE ROOT PROTECTION
EXISTING CRZ IMPACTS	LIMITS OF CONSTRUCTION (2881.69 SF TOTAL)

LINE TYPE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	OUTLINE OF ROOF
	SILT FENCE
	LIMITS OF CONSTRUCTION
	CHAIN LINK TREE PROTECTION FENCE
	FULL CRZ
	1/2 CRZ
	1/4 CRZ

TREE PROTECTION NOTES

- FENCING SHOULD PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA OR AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN EIGHT INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
- 2X4 OR GREATER SIZE PLANKS (6" TALL MINIMUM) SHALL BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ.
- TREE PROTECTION FENCING MUST BE ON GRADE (FLAT POST BASES WEIGHTED DOWN WITH SAND BAGS) AND MUST ENCOMPASS THE 1/2 CRZ AT MINIMUM.
- ACCOUNT FOR FORMS, BRACING, POSITIVE DRAINAGE, WORKING AREAS, ETC. WHEN SETTING THE FOUNDATION PROXIMITY TO THE 1/2 CRZ.
- CONCRETE LINE PUMP: PLASTIC WRAP CONNECTIONS IN PUMP LINE TO PREVENT SLURRY FROM LEACHING INTO GROUND AND TREE ROOTS.
- CONCRETE TRUCK: IF HEAVY EQUIPMENT IS MOVED OVER ANY AREA OF FULL CRZ, PROVIDE 3/4" PLY OR 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER ROOTS AND PREVENT COMPACTION. AFTER CONSTRUCTION, REDUCE MULCH TO 3" MAX.



CURRENT PROPOSAL







CURRENT PROPOSAL





Google



CURRENT PROPOSAL





CURRENT PROPOSAL





DEMOLITION LEGEND

EXISTING WALL TO REMAIN

DEMOLISHED

DEMOLITION NOTES

1. CRITICAL DIMENSION SHOULD BE VERIFIED IN FIELD - NOTIFY THE ARCHITECT OF ANY DISCREPANCIES

2. DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE IN COMPLIANCE WITH LOCAL HAULING AND DISPOSAL REQUIREMENTS

3. RECYCLE MATERIALS WHERE POSSIBLE INCLUDING GALVANIZED OR CAST IRON PIPE, COPPER, FUNCTIONING EQUIPMENTS, SOLID WOOD FLOORS, ETC.

4. UTILITY METERS ARE TO BE RELOCATED

ITEM 7/29

REGISTERED ARCHITECT

HUGH JEFFERSON RANDOLPH ARCHITECTS

STATE OF TEXAS

1529

Drawn by

TJR

Checked by

9TH & BLANCO

900 Blanco Street, Austin, Texas 78703

HUGH JEFFERSON RANDOLPH ARCHITECTS

.....

Date:

11.18.22

Issue:

VARIANCE ADVANCED

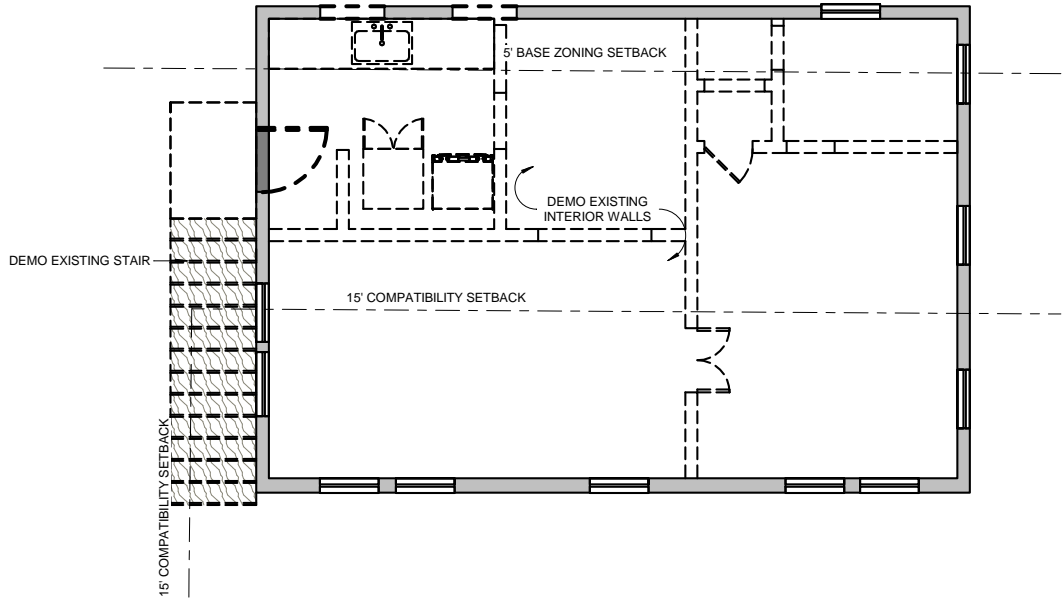
Revision:

PACKET SET

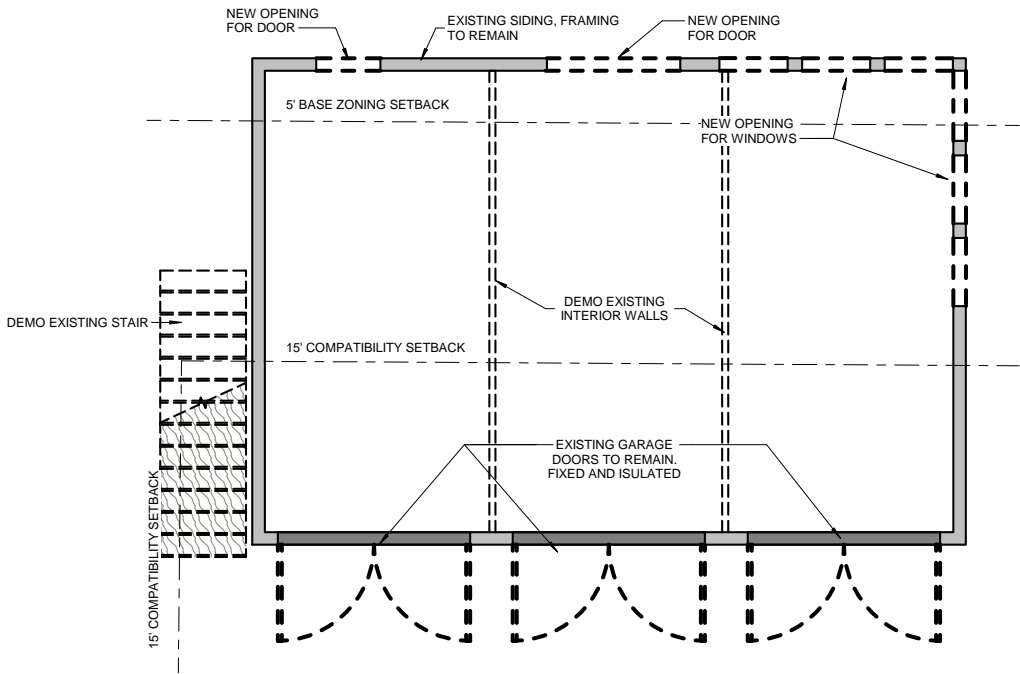
V3.1

DEMOLITION PLAN - UNIT A,B,C

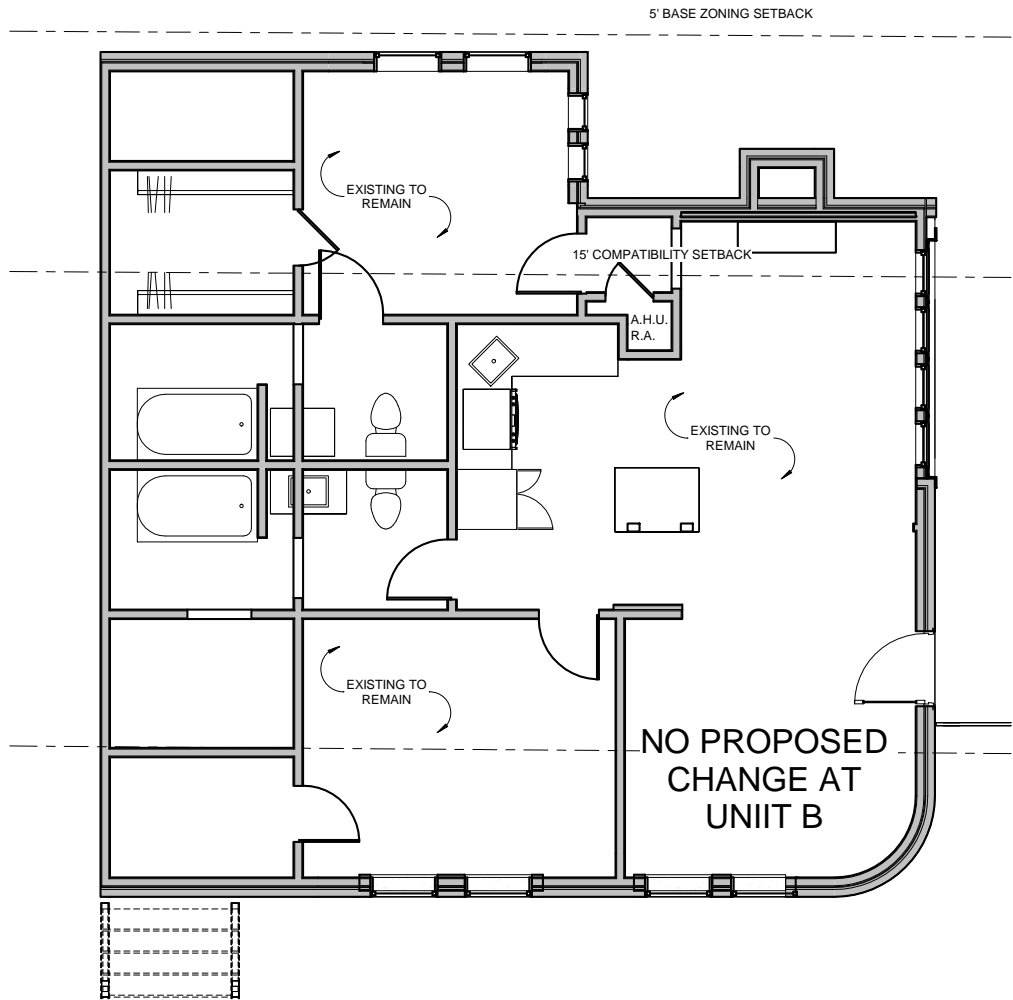
OF



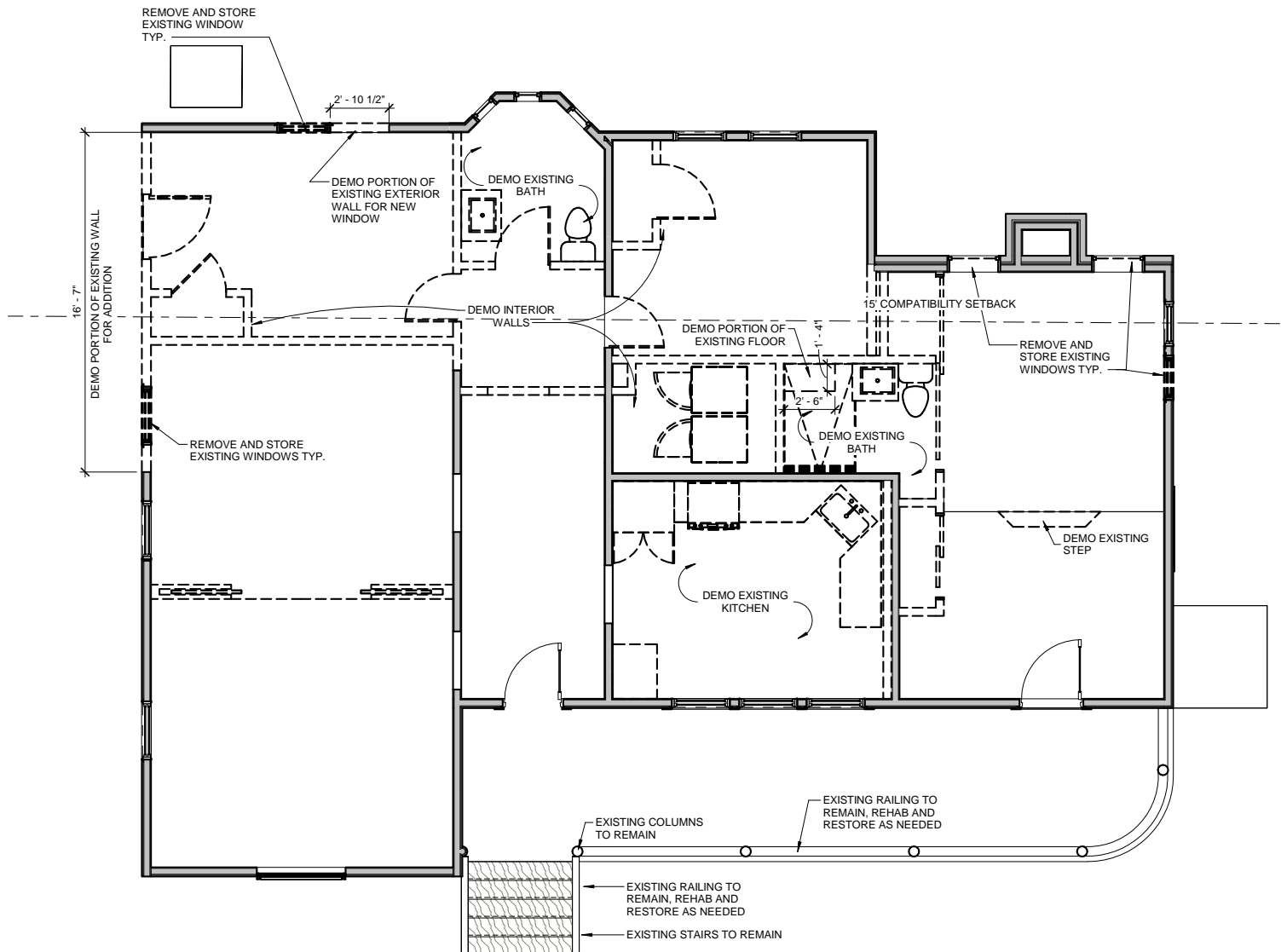
2 DEMO PLAN - UNIT A - LEVEL 2
1/4" = 1'-0"



1 DEMO PLAN - UNIT A - GARAGE LEVEL
1/4" = 1'-0"



4 DEMO PLAN - UNIT B (BASEMENT)
1/4" = 1'-0"



3 DEMO PLAN - UNIT C
1/4" = 1'-0"

ITEM 7/30



Drawn by TJR
Checked by

FLOOR PLAN LEGEND

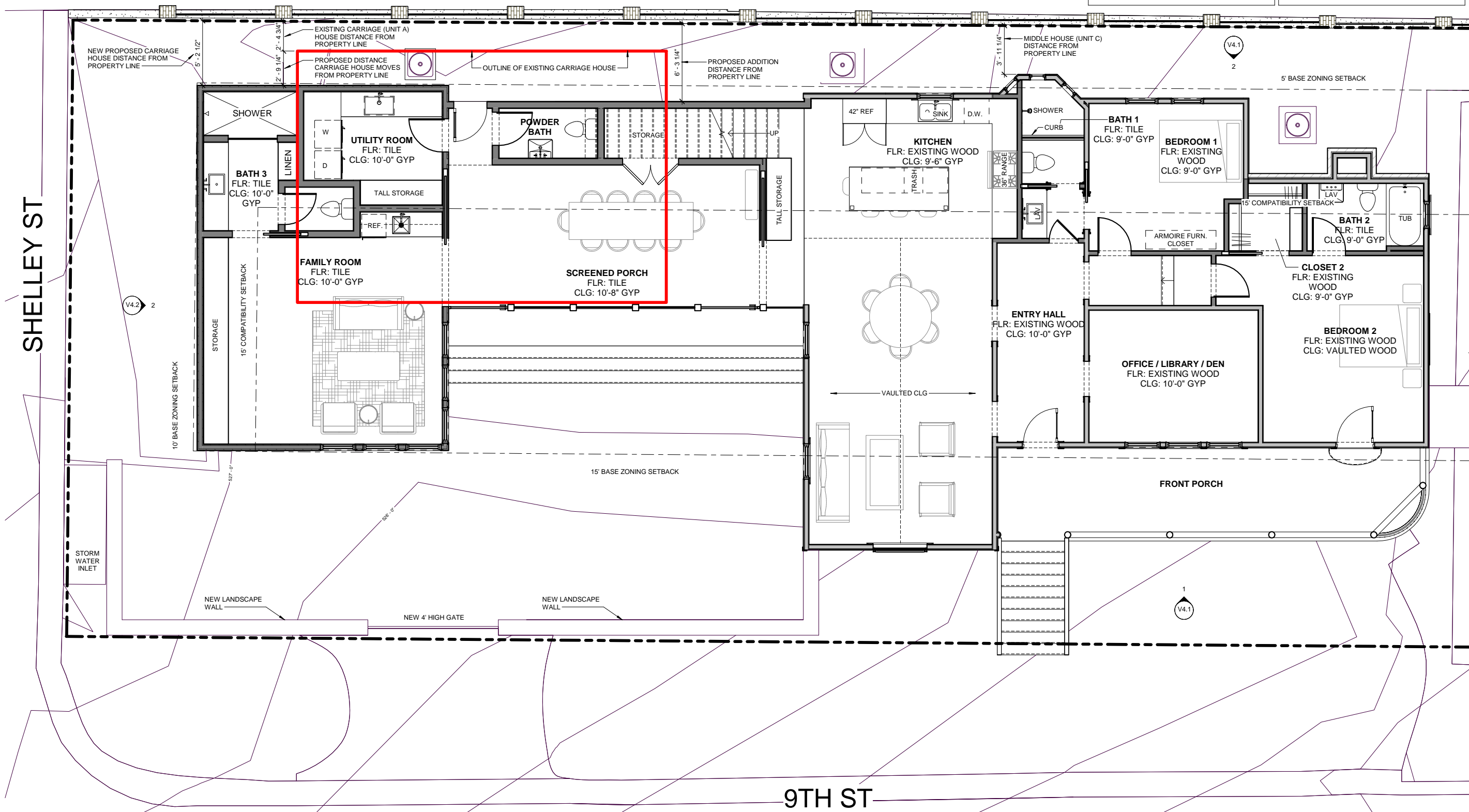
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW GLASS WALL
- OVERHEAD FEATURE / ROOF

DIMENSION NOTES

- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE
- ALL WINDOWS DIMENSIONED TO CENTERLINE U.N.O
- ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAMED WITH 4" STUDS U.N.O.
- DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" U.N.O.

FLOOR PLAN NOTES

- PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
- CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
- MINIMUM R-15 INSULATION IN WALLS
- USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED
- CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR



9TH & BLANCO
900 Blanco Street, Austin, Texas 78703

HUGH JEFFERSON
RANDOLPH ARCHITECTS

Date: 11.18.22
Issue: VARIANCE ADVANCED
Revision: PACKET SET

V3.2

UNIT A & C - ENTRY
LEVEL

OF

1 UNIT A & C - LEVEL 1
1/4" = 1'-0"



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1 UNIT A & C - UPPER LEVEL
1/4" = 1'-0"



SHELLEY ST

9TH ST

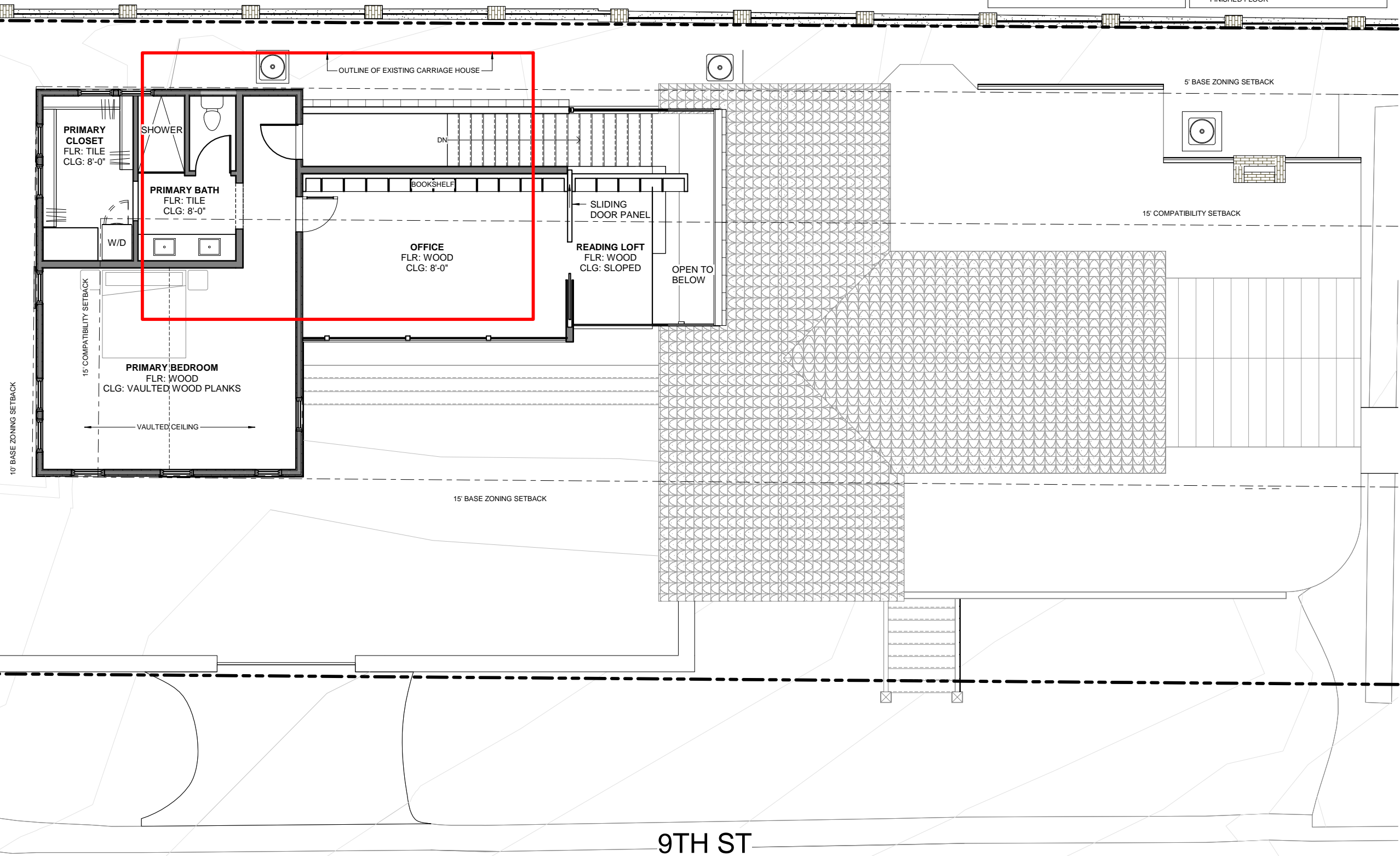
- FLOOR PLAN LEGEND**
- EXISTING WALL TO REMAIN
 - NEW WALL
 - NEW GLASS WALL
 - OVERHEAD FEATURE / ROOF

- DIMENSION NOTES**
- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
 - DO NOT SCALE DRAWING. CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING
 - ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE
 - ALL WINDOWS DIMENSIONED TO CENTERLINE U.N.O
 - ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAMED WITH 4" STUDS U.N.O.
 - DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" U.N.O.

- FLOOR PLAN NOTES**
- PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
 - CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
 - MINIMUM R-15 INSULATION IN WALLS
 - USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED
 - CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR

ITEM 7/31

Drawn by TJR
Checked by



9TH & BLANCO
900 Blanco Street, Austin, Texas 78703

HUGH JEFFERSON
RANDOLPH ARCHITECTS

Date: 11.18.22
Issue: VARIANCE ADVANCED
Revision: PACKET SET

V3.3
UNIT A & C - UPPER
LEVEL
OF

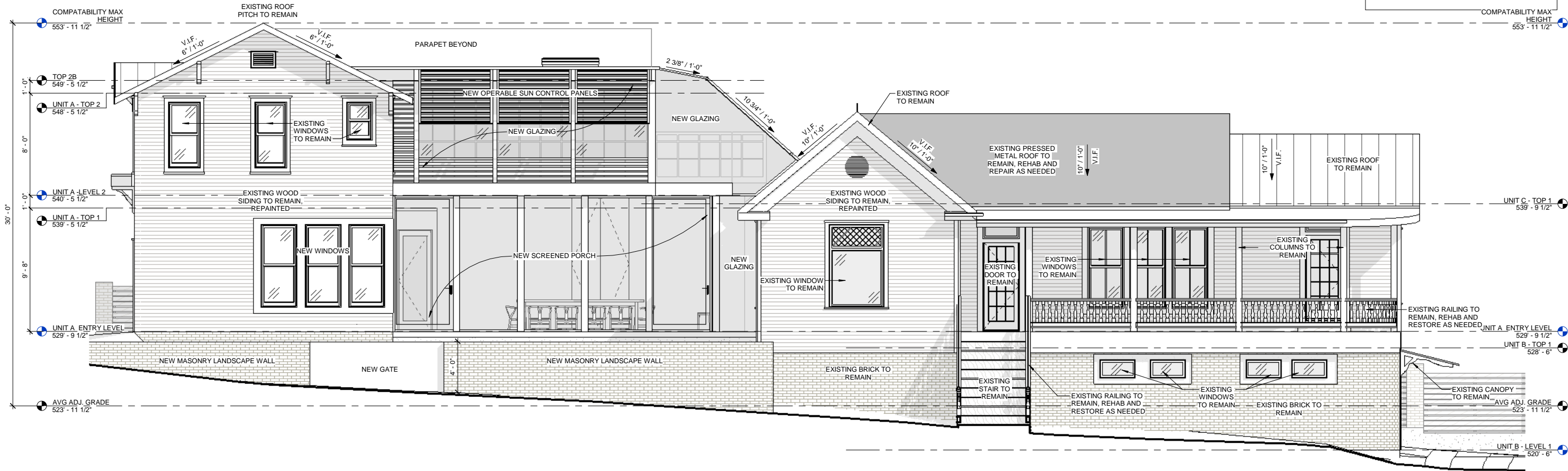
ELEVATION NOTES

1. GRADE LINES SHOWN ON ELEVATIONS ARE REPRESENTATIONAL ONLY. BUILDER TO VERIFY FINISH GRADE IN FIELD.

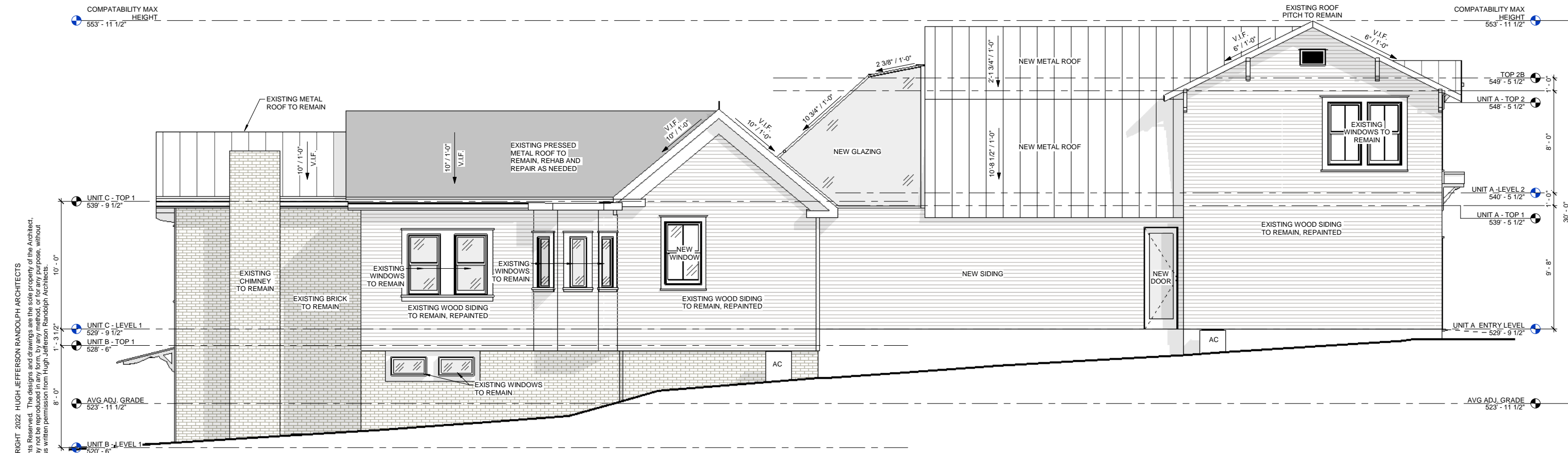
ITEM 7/32



Drawn by TJR
Checked by



① SOUTH ELEVATION - A/B/C
1/4" = 1'-0"



② NORTH ELEVATION A/B/C
1/4" = 1'-0"

9TH & BLANCO
900 Blanco Street, Austin, Texas 78703

HUGH JEFFERSON
RANDOLPH ARCHITECTS

Date: 11.18.22
Issue: VARIANCE ADVANCED
Revision: PACKET SET

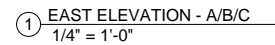
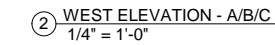
V4.1

EXTERIOR ELEVATIONS

OF

9TH & BLANCO
900 Blanco Street, Austin, Texas 78703

F























General Information

Location: **900 BLANCO ST**
Parcel ID: **0109010201**
Grid: **MH23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **MF-4-HD-NP**

Zoning Cases: [C14-02-0112](#)
[C14H-05-0012](#)
[C14H-2008-0025](#)
[C14H-2010-0006](#)

Zoning Ordinances: [020926-26](#)
[20051215-089](#)
[Local Historic District: 20100930-038](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**
Residential Design Standards: LDC/25-2-Subchapter F

Neighborhood Plan: [OLD WEST AUSTIN](#)

Infill Options: **Secondary Apartment Infill Option, Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

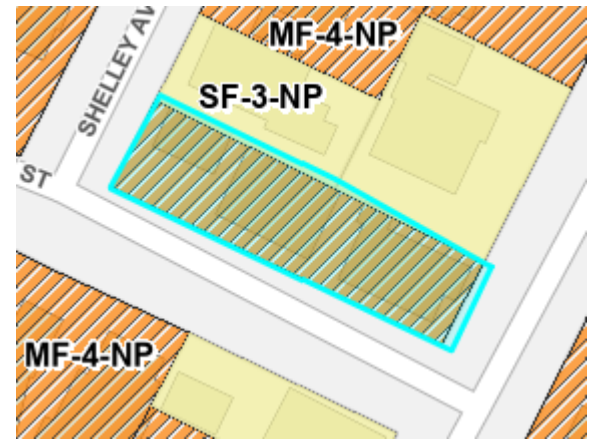
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Lady Bird Lake**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **Yes**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

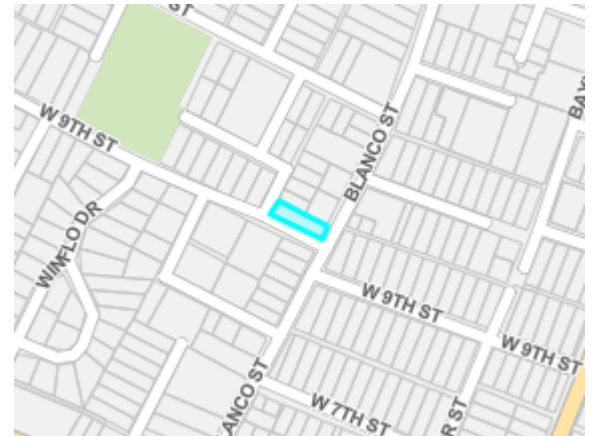
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **9**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Old West Austin Neighborhood Association, Old West Austin Neighborhood Plan Contact Team, Preservation Austin, SELTexas, Save Historic Mundy District, Shoal Creek Conservancy, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map



General Information

Location: **901 SHELLEY AVE**
Parcel ID: **0109010201**
Grid: **MH23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **MF-4-HD-NP**

Zoning Cases: [C14-02-0112](#)
[C14H-05-0012](#)
[C14H-2008-0025](#)
[C14H-2010-0006](#)

Zoning Ordinances: [020926-26](#)
[20051215-089](#)
[Local Historic District: 20100930-038](#)

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Residential Design Standards: LDC/25-2-Subchapter F

Neighborhood Plan: [OLD WEST AUSTIN](#)

Infill Options: **Secondary Apartment Infill Option, Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

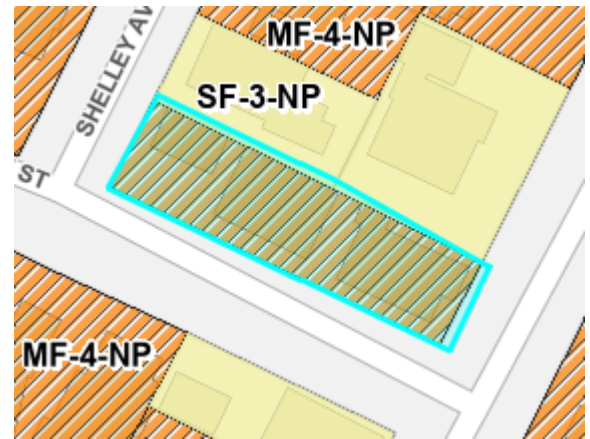
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Political Boundaries

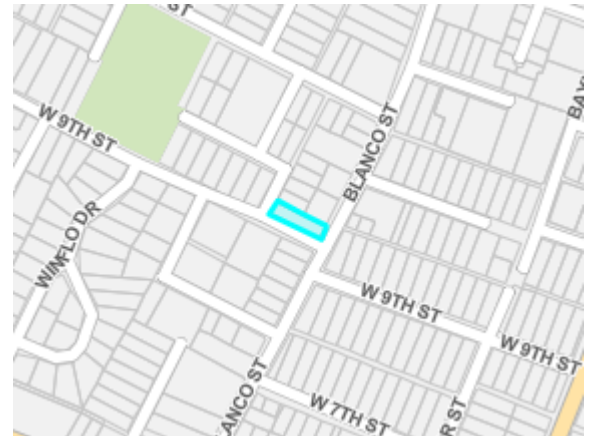
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Council District: **9**
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Zoning Map



Imagery Map



Vicinity Map



General Information

Location: **1202 W 9TH ST**
Parcel ID: **0109010201**
Grid: **MH23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **MF-4-HD-NP**

Zoning Cases: [C14-02-0112](#)
[C14H-05-0012](#)
[C14H-2008-0025](#)
[C14H-2010-0006](#)

Zoning Ordinances: [020926-26](#)
[20051215-089](#)
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Zoning Guide

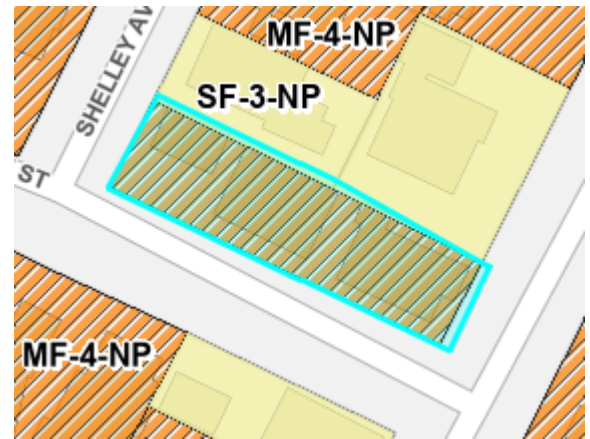
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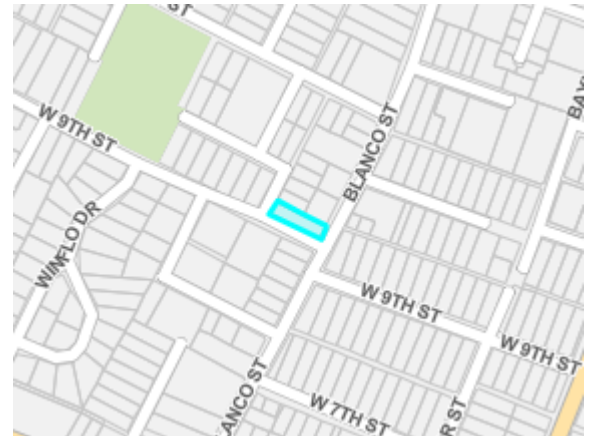
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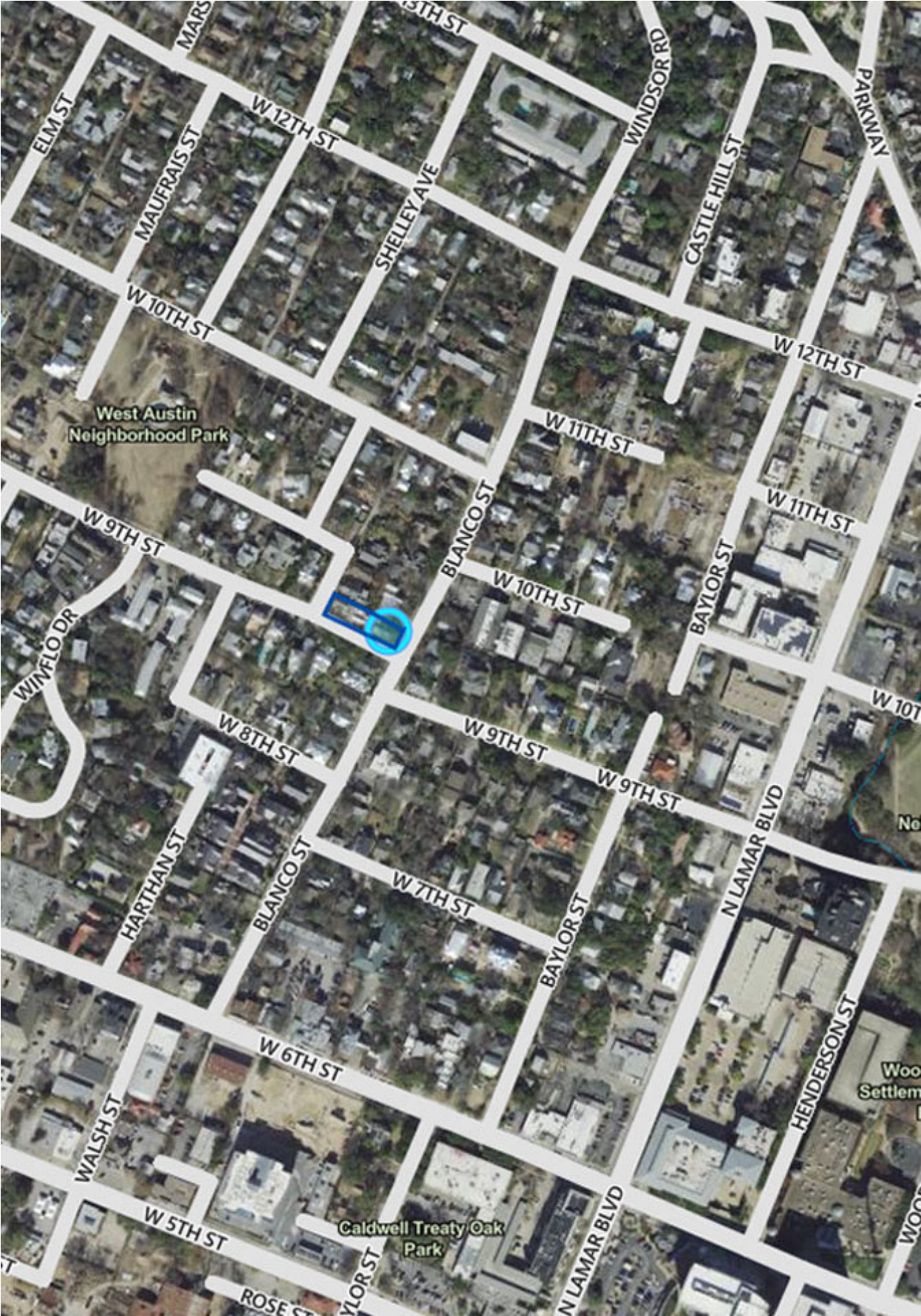
Zoning Map



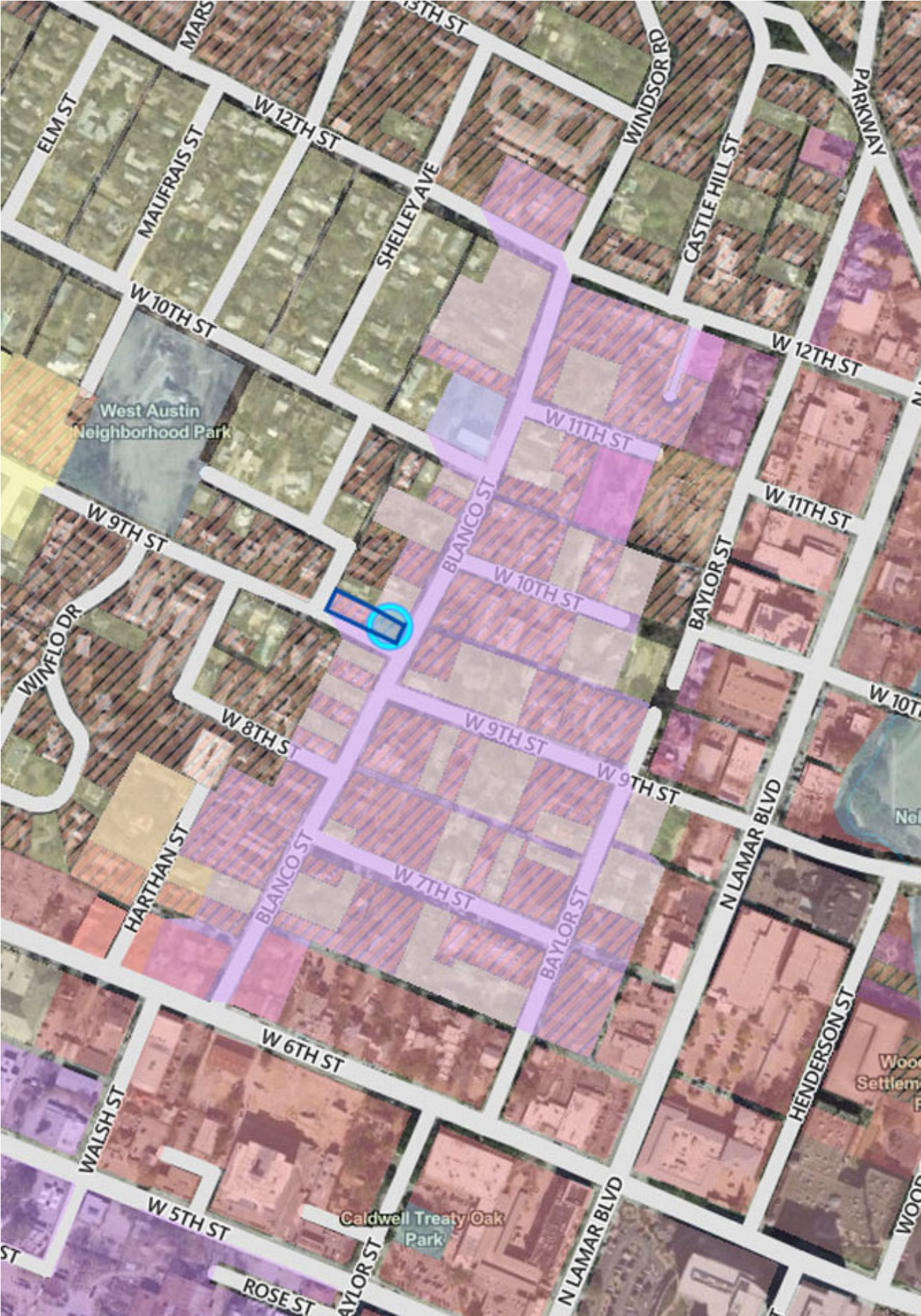
Imagery Map



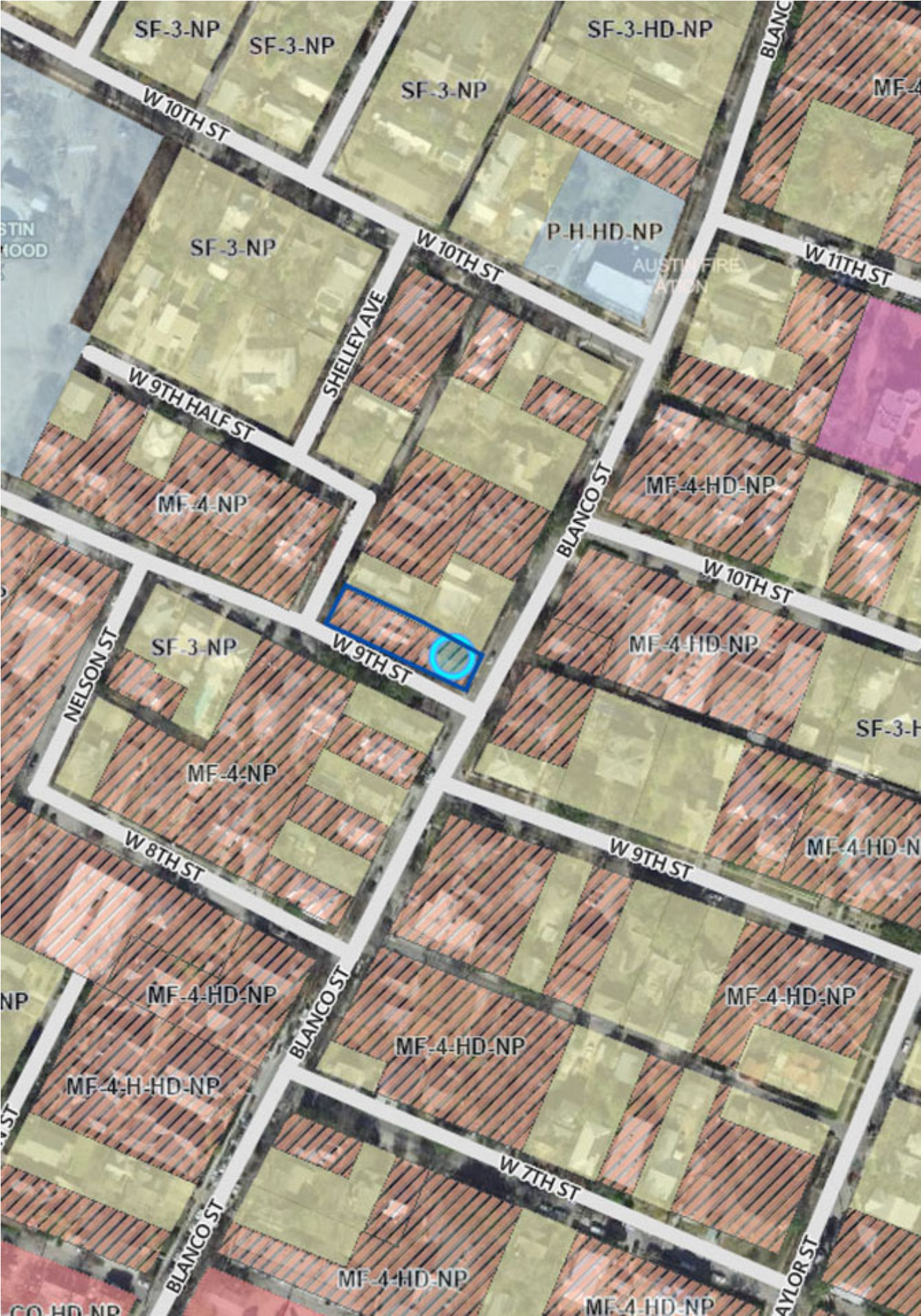
Vicinity Map



SITE CONTEXT



ZONING / HISTORIC DISTRICT



ZONING

Waterloo Surveyors

SURVEY PLAT

As-built, Tree & Topography

OWNER:
MARK PEARSON &
MARISA V. GILMORE

ADDRESS:
909 BLANCO STREET
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION:
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND
CONTAINING 0.233 ACRES/MORE OR LESS, BEING A PORTION OF
OUTLOT 4, DIVISION 2, IN THE CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN
DOCUMENT No. 2022037289, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE
(1) FOOT RADIUS DRAWN FOR EVERY ONE (1)
INCH OF MEASURED TRUNK DIAMETER.
GENERALLY, TRUNK DIAMETER IS MEASURED AT
A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL.
MULTI-TRUNK TREES ARE DISPLAYED USING THE
FOLLOWING FORMULA: SUM OF THE LARGEST
TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

TREE LIST:
TYPE SIZE
63 Hackberry 13 13 10 8
71 Elm 7 5
88 Pecan 14
92 Live Oak 57
181 Pecan 17
184 Pecan 19
196 Elm 33
504 Spanish Oak 18

LEGEND	
RECORD CALL	(---)
CITY OF AUSTIN ZONING COA	(---)
CABLE REDESTAL	(C)
WATER VALVE	(V)
WATER METER	(M)
CLEANOUT	(C)
SIGN POST	(S)
GAS VALVE	(G)
GAS METER	(M)
ELECTRIC METER	(E)
TELE. PEDESTAL	(P)
ELECTRIC MANHOLE	(M)
STORM SEWER MANHOLE	(M)
WASTE WATER MANHOLE	(M)
TELEPHONE MANHOLE	(M)
UTILITY POLE/PLY ANCHOR	(P)
UTILITY LINE	(---
WOOD FENCE	(---)
FINISHED FLOOR ELEVATION	FF @
TREE, DRUPLINE & NUMBER	(T)
BENCHMARK	(B)
SET TRIANGLE ON CURB	(S)
ASSUMED ELEVATION - 100'	

Shelley Avenue

Blanco Street

West 9th Street

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE
SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL
EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL
TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

State of Texas:
County of Travis:

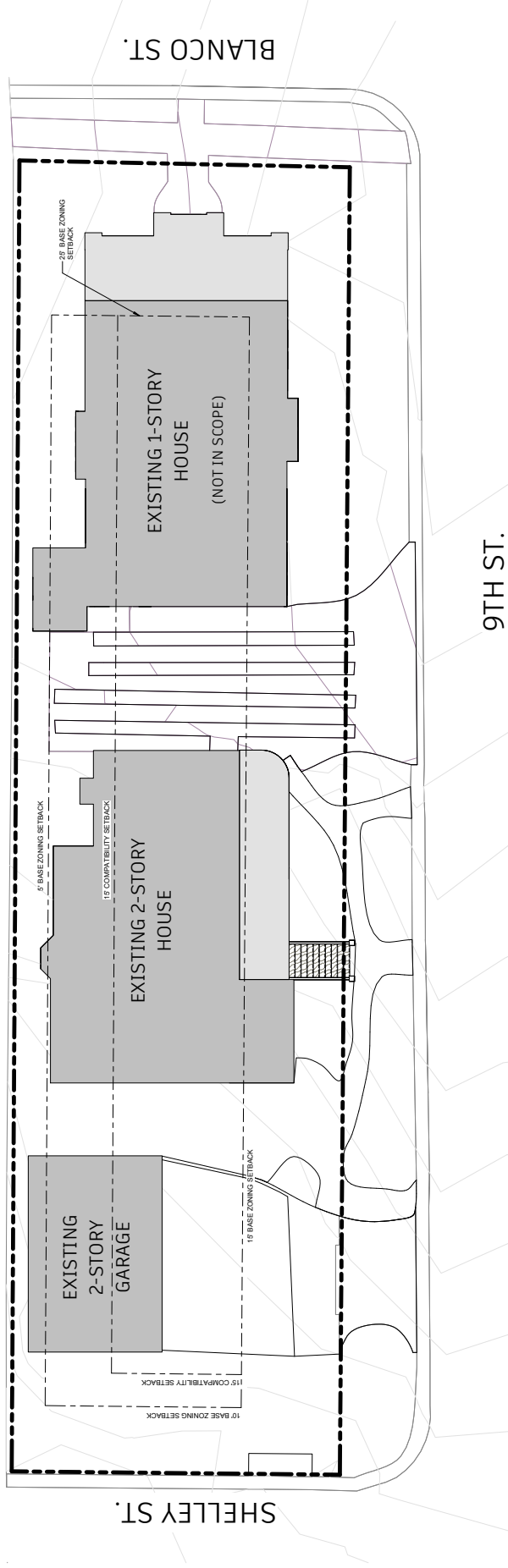
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this
survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B.3
& Conditions II Survey.

And I certify that the property shown hereon is NOT within a special flood hazard area as identified by the Federal Insurance Adm.
Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0449K, Zone: X, Dated: 1/22/2020.

Dated this the 28th day of APRIL, 2022.

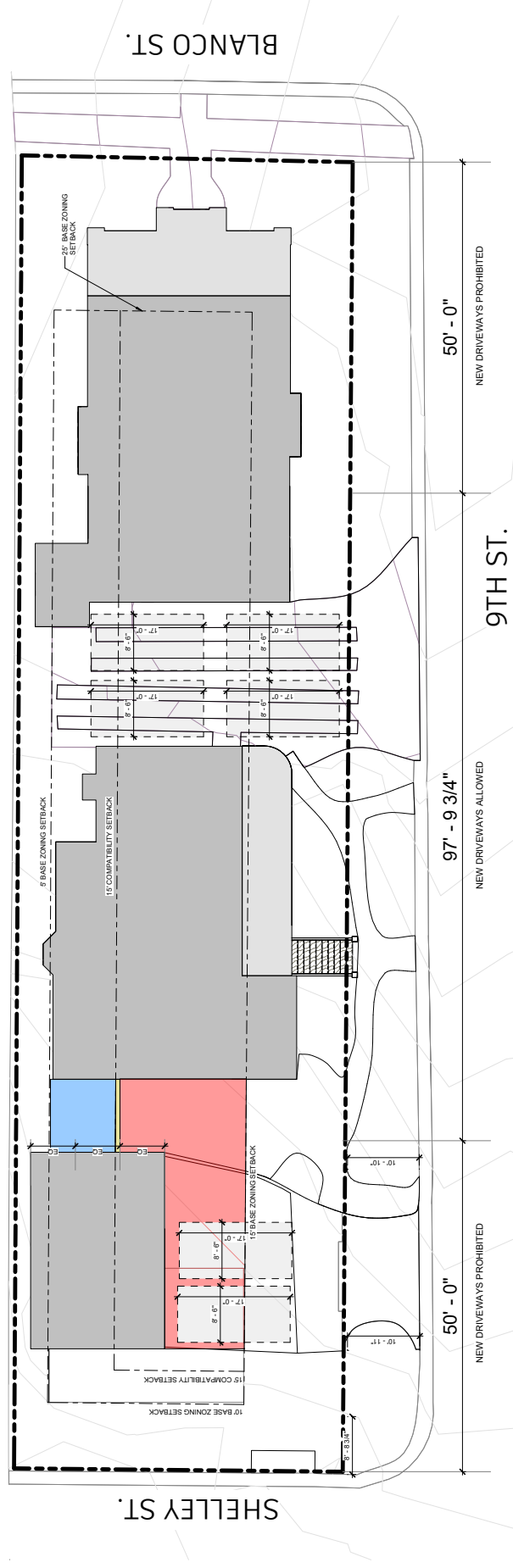
Thomas P. Dixon R.P.L.S. 4324





EXISTING CONDITIONS

existing structures



EXISTING / SHOWING RESTRICTIONS

- existing structures
- compatibility restriction
- historical restriction
- allowable building zone

ITEM7/51