

BOA GENERAL REVIEW COVERSHEET

ITEM06/1

CASE: C15-2023-0027

BOA DATE: June 12th, 2023

ADDRESS: 1305 S. 6th St

COUNCIL DISTRICT: 9

OWNER: Mayo Cuellar

AGENT: JP Sullivan

ZONING: SF-3-NP (Bouldin Creek)

LEGAL DESCRIPTION: LOT 15-16 & S 10 FT OF LOT 17 SOUTH HEIGHTS PLUS 1/2 OF VAC ALLEY

VARIANCE REQUEST: decrease the minimum lot width from 50 feet to 47 feet

SUMMARY: subdivide the lot

ISSUES: original subdivision created 25 ft. wide lots, site is ineligible for a Land Status Determination and cannot be redeveloped without first being platted. Site cannot be platted without variance from minimum lot width.

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<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 Lost and Found Pets
Austin Neighborhoods Council
Bouldin Creek Neighborhood Plan Contact Team
Bouldin Creek Zoning Committee
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Perry Grid 614
Preservation Austin
SELTexas
Sierra Club, Austin Regional Group
South Central Coalition



ITEM06/2

May 30, 2023

May 18, 2023

JP Sullivan, PE
1000 S 50th St, Ste D
Austin, TX 78751

Property Description: S 85 FT OF LOT 10 FOX SCHMIDT SUBD

Re: C15-2022-0027

Dear JP,

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 25-2-492 at 1305 S 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.

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 ITEM 06/3 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 # **C15-2023-0027** ROW # **13133033** Tax # **0100031204**

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: **(Bouldin Creek)** 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: _____

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

ITEM06/5

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: John P. Sullivan Date: 04/24/2023

Applicant Name (typed or printed): JP Sullivan, PE

Applicant Mailing Address: 1000 E 50th St Suite D

City: Austin State: Texas Zip: 78751

Phone (will be public information): (512) 431-8510

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: x Mayo C. Cuellar (POA) Date: 25 APR 23

Owner Name (typed or printed): MAYO C. CUELLAR

Owner Mailing Address: 1305 SOUTH 6TH ST.

City: AUSTIN State: TX Zip: 78704

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Same as Applicant

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).

ITEM06/7



Texas P.E. Firm Registration 23684
1000 E 50th St Suite D Austin, Texas 78757
Phone 512.431.8510

www.radiuscivil.com | [REDACTED]

4/19/2023

To: City of Austin Permitting and Development Center
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

Re: Owner's Agent Authorization Letter
1305 S 6th St Austin, Texas 78704

To whom it may concern,

As the owner of 1305 S 6th St, I hereby authorize Radius Civil Engineering to act as my Agent for all applications related to the Site Development Permitting including: Plat or Subdivision Application, Land Status Determinations, Site Plan Applications, Rezoning Applications, Service Extension Requests, Easement Vacations, License Agreements, TAP Plans, Board of Adjustment Applications, etc.

Furthermore, I hereby grant permission to all City Departments to research my property including but not limited to Land Management, Watershed Protection Department, PARD, and ATD for reasons necessary for the completion of application prerequisites, or project approvals.

Sincerely,

+ Mayo C. Cuella (POA)
SIGNATURE

MAYO C. CUELLAR
PRINTED NAME

25 APR 23
DATE

TREE TAG NO.#	DIAMETER	DESCRIPTION	BASE ELEV.
200	29"	ELM	488.96'
201	28"	PECAN	490.45'
202	12"	PECAN	490.71'
203	18"	PECAN	492.42'
204	14"	PECAN	492.57'
205	16"	PECAN	492.92'

IMPERVIOUS COVERAGE:
HOUSE FOUNDATION: 1318.25 SQ.FT. = 20.32%
GARAGE FOUNDATION: 588.11 SQ.FT. = 9.07%
SHED FOUNDATION: 149.77 SQ.FT. = 2.31%
DRIVEWAY: 222.19 SQ.FT. = 3.43%
SIDEWALK: 42.77 SQ.FT. = 0.66%
FRONT COV. PORCH: 110.84 SQ.FT. = 1.71%
OPEN CONC.: 49.56 SQ.FT. = 0.76%
COV. CONC.: 1419.97 SQ.FT. = 21.89%
COV. AREA: 142.37 SQ.FT. = 2.20%
COV. WOOD DECK: 55.44 SQ.FT. = 0.85%
COV. TILE PATIO: 36.55 SQ.FT. = 0.56%
COV. BRICK PATIO: 22.52 SQ.FT. = 0.34%
STEPS: 12.16 SQ.FT. = 0.19%
WALLS TOTAL: 25.14 SQ.FT. = 0.39%

TOTAL: 4195.64 SQ.FT. = 64.69%

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING THE LEICA SMARTNET RTK NETWORK REFERENCED TO THE CITY OF AUSTIN BENCHMARK AS SHOWN HEREON. VERTICLE DATUM, NAVD88

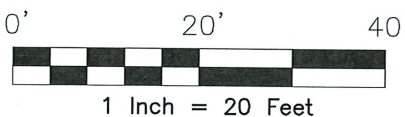
LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	CHAINLINK FENCE
	WOOD FENCE
	OVERHEAD ELECTRIC
	PLATTED LOT LINE
	INDEX CONTOUR LINES
	NORMAL CONTOUR LINES
	SET IRON ROD
	CALCULATED POINT
	FOUND IRON ROD
	FOUND RAILROAD SPIKE
	FOUND MAG NAIL
	BENCHMARK
	TEMPORARY BENCHMARK
	WATER METER
	ELECTRIC METER
	GAS METER
	POWER POLE
	DROP POLE
	GUY ANCHOR
	TREES AS LABELED
	RECORDED ON PLAT
	FIELD MEASURED
	BOUNDARY LINE AGREEMENT

At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48453C 0445 K effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

GRAPHIC SCALE

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPSTONE TITLE and

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner:

JESSICA ANN NEILAS

Address: 1305 S. 6TH ST., AUSTIN, TX 78704 GF No. 20230076

Legal Description of the Land: Being the North 12 feet of Lot 15, all of Lot 16, and the South 10 feet of Lot 17, Block 10, of South Heights, a subdivision in Travis County, Texas, according to the plat recorded in Volume 1, Page 112 of the Plat Records of Travis County, Texas; TOGETHER WITH that 1/2 adjacent alley vacated in Volume 2927, Page 58 of the Deed Records of Travis County, Texas. And further subject to the boundary line agreement recorded in Document No. 200616962, Official Public Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1, PAGE 112, PLAT RECORDS, TRAVIS COUNTY, TEXAS DOCUMENT NO. 2006016962, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:**"TREE & TOPOGRAPHY" SURVEY**

JOB NO.:	2302093763	NO.	REVISION	DATE
DATE:	02/20/23			
DRAWN BY:	JD/SDK/AM			
APPROVED BY:	AMR			



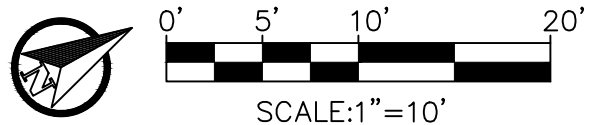
Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280

PHONE: (210) 572-1995

WEB: WWW.AMERISURVEYORS.COM



ATTENTION:

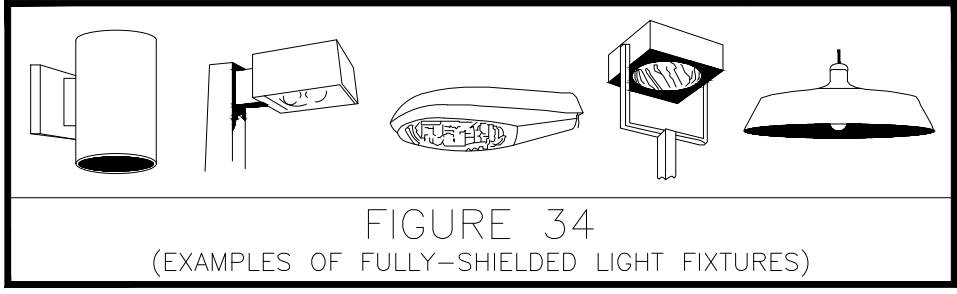
THE EXISTING UTILITIES INDICATED ON THESE PLANS ARE SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES WERE LOCATED, IN PART, BASED ON THE PLANS, DRAWINGS, WHICH MAY BE INACCURATE OR INCOMPLETE.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. SHOULD THERE BE ANY DISCREPANCY BETWEEN UTILITY LOCATIONS IN THE FIELD, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY.

AT LEAST 48 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY TO REQUEST EXACT FIELD LOCATIONS AS REQUIRED. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY BOARD (800-344-3544) PRIOR TO ANY WORKING DAYS BEFORE COMMENCING ANY EXCAVATION OR UTILITY WORK.



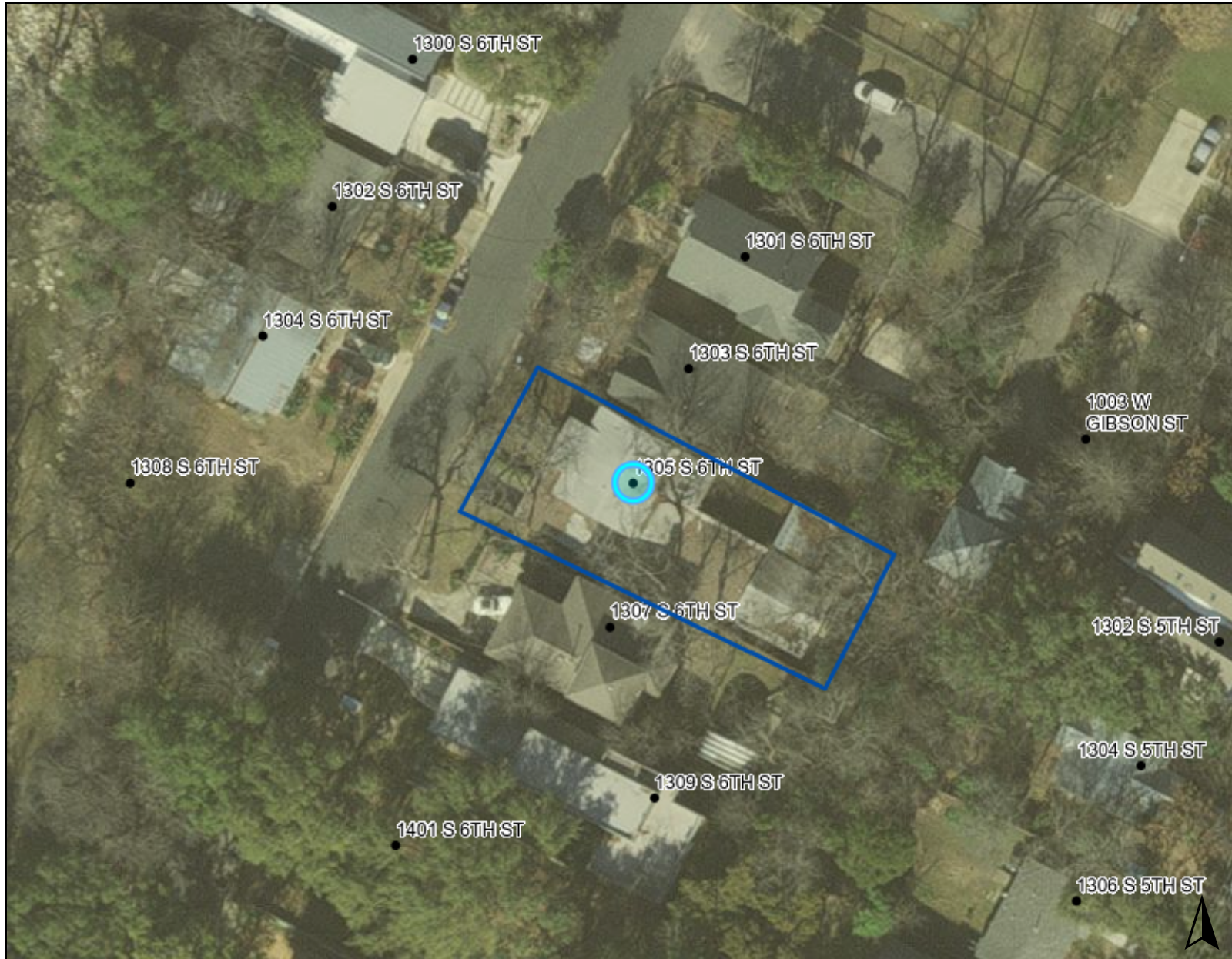
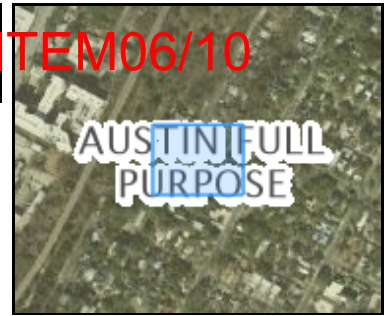
ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [25-2-1064]. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E (REF. FIGURE 34 ON THIS SHEET).





Property Profile

ITEM06/10



Legend

Property

Addresses



Jurisdictions (No Fill)

 FULL PURPOSE

Jurisdictions Fill

Jurisdiction

 FULL PURPOSE

0 50 100
ft

4/27/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

THOUGHTFORM S 6TH ST

0.148 ACRES OUT OF LOTS 15, 16, 17 BLOCK 10

SOUTH HEIGHTS AN ADDITION TO THE CITY OF AUSTIN

GRAPHIC LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (AMERISURVEYORS)
- BENCHMARK
- BOUNDARY LINE
- ADJACENT LOT LINE
- SIDEWALK
- EASEMENT

LOT SUMMARY TABLE

LOT	AC.	SF	USE
1	0.148	6465	SINGLE FAMILY

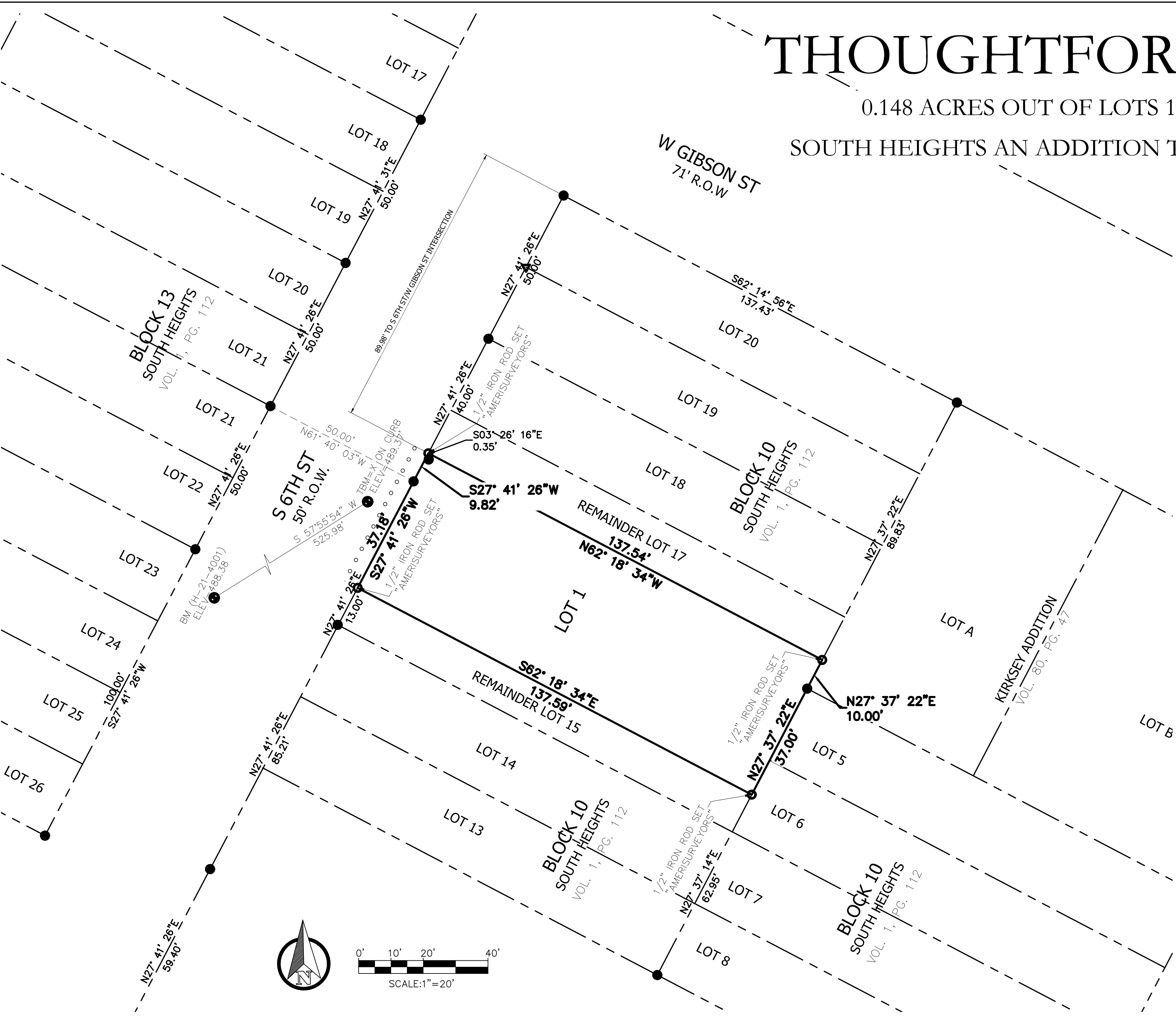
SURVEYOR'S NOTES:

BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD83.

ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING THE LEIC SMARTNET RTK NETWORK REFERENCED TO THE CITY OF AUSTIN BHENCHAMR AS SHOWN HEREON. VERTICAL DATUM, NAVD88.

GENERAL NOTES:

- NO LOT MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO AUSTIN WATER UTILITY WATER AND WASTEWATER SYSTEM,
- THE WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTION TO THE EXTEND NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MAUNUAL - SECTION 1.5.3.9 THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN & PLANNING.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVAL, AND/OR CERTIFICATES OF OCCUPANCY.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS, AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVSIION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE FEMA 100-YEAR FLOODPLAIN.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, SOUTH HEIGHTS, SHALL APPLY TO THIS RESUBDIVISION.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATION ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE JEWELL STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO A LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- A MAXIMUM OF 1 DWELLING UNIT IS ALLOWED ON THIS LOT. ADDITIONAL DWELLING UNITS WILL REQUIRE COMPLIANCE WITH PARKLAND DEDICATION REQUIREMENTS PRIOR TO A BUILDING PERMIT BEING AUTHORIZED.
- A VARIANCE TO SECTION 25-2-492, OF THE LAND DEVELOPMENT CODE, TO ALLOW FOR 47 FT R.O.W. FRONTAGE WAS GRANTED BY THE BOARD OF ADJUSTMENT ON JUNE 12, 2023.



SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT:
I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS;
I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAN OR PLAT SUBMITTED HEREWITH;
ALL SURVEYING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT;
AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES, AND RULES.

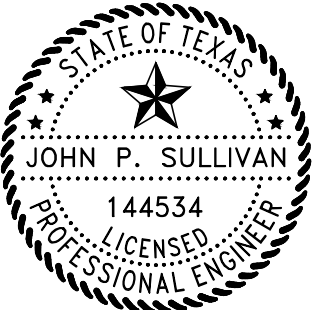
Aaron M. Reynolds
AARON MICHAH REYNOLDS
R.P.L.S NO. 6644
AMERISURVEYORS
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280



ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT:
I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS;
I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THE PLAN OR PLAT SUBMITTED HEREWITH;
ALL ENGINEERING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT;
AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES, AND RULES.
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0445K DATED 01/27/2020.

John P. Sullivan
JOHN P. SULLIVAN, PE
P.E. NO. 144534
RADIUS CIVIL ENGINEERING
1000 E 50TH ST. SUITE D
AUSTIN, TEXAS 78757



CITY OF AUSTIN & COUNTY OF TRAVIS SINGLE OFFICE APPROVAL

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF ____ 2023 A.D.

JOSE G. ROIG, INTERIM DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____ 2023.

TRAVIS COUNTY CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 2023 A.D. AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF ____ 2023 A.D.
DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____ M.,
THIS THE ____ DAY OF ____ 2023, A.D.

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS: THAT VELIA L. CASTILLO, BEING THE OWNER OF THE NORTH 12 FT OF LOT 15, ALL OF LOT 16, AND THE SOUTH 10 FT OF LOT 17 BLOCK 10 OF SOUTH HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 112 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; TOGETHER WITH THAT 1/2 ADJACENT ALLEY VACATED IN VOLUME 2927, PAGE 58 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED BY DEED OF RECORD IN INSTRUMENT NO. 2010148205 OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY TEXAS AND SAID SUBDIVISION HAVING BEEN APPROVED PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 16 AND A PORTION OF LOTS 15 AND 17, SOUTH HEIGHTS IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO TO BE KNOWN AS: NEILAS, DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF ____, 2023.

VELIA L. CASTILLO
1305 SOUTH SIXTH STREET
AUSTIN, TEXAS 78704

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VELIA L. CASTILLO, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____ 2023, A.D.
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY SIGNATURE _____ DATE _____



LOCATION MAP

GRID: H21
MAPSCO: 614H

RADIUS
CIVIL ENGINEERING
TX. REG. NO F-23684

1000 E 50TH ST SUITE D
AUSTIN, TEXAS 78751
(512) 431-8510

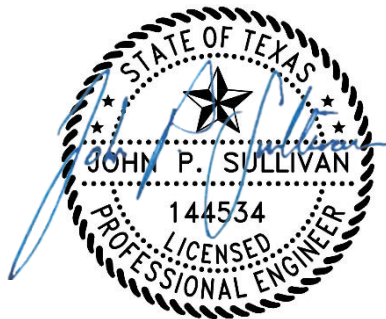
C8-2023-XXXX.0A

ENGINEERING REPORT

FOR

THOUGHTFORM S 6TH

1305 S 6TH ST



05/09/2023

RAD Project #A130

Prepared By:

RADIUS CIVIL ENGINEERING

1000 E 50th ST, SUITE D

AUSTIN, TX 78757

Phone: (512) 431-8510

www.radiuscivil.com

Firm Reg. # 23684



ENGINEERING REPORT

THOUGHTFORM S 6TH RESUBDIVISION

Table of Contents

I. Introduction: 3

II. Existing Conditions: 3

III. Zoning & Subdivision: 3

IV. Environmental:..... 3

V. Floodplain: 3

VI. Proposed Conditions:..... 4

VII. Proposed Drainage: 4

VIII. Water Quality:..... 4

IX. Water and Wastewater Service..... 4

X. Erosion/Sedimentation Controls and Tree Protection:..... 4

Exhibit 1 – Location Map 5

Exhibit 2 – Zoning Ordinance 7

Exhibit 3 - Plat 19

Exhibit 4 – FEMA Firm Panel 21

Exhibit 5 – Existing and Proposed Drainage Area Maps 23

Exhibit 6 – Water and Wastewater Maps 26

I. **Introduction:**

On behalf of our client, Jim and Jessica Neilas, Radius Civil Engineering has prepared the Subdivision application package for Neilas Resubdivision. The project scope is the platting of the tract of land located at 1305 S 6th St, Austin, Texas 78704. The property is located within the Full Purpose Jurisdiction of the City of Austin.

The site is zoned as SF-3-NP with maximum allowable impervious cover of 45%. Site drainage pattern will remain unchanged. Access to the site will be provided on S 6th St. A location map is included within this report as ***Exhibit 1***.

II. **Existing Conditions:**

The site is 6465 SF and currently developed as a single family residence and includes a home, covered carport, detached garage and a shed along with associated driveways, porches, and patios. There are two regulated trees on site, a 28" Heritage Pecan within the front setback and an 18" Pecan near the carport. The site is existing non-compliant with impervious cover limits with a calculated impervious cover of 64.69%.

III. **Zoning & Subdivision:**

The site is zoned SF-3-NP from City of Austin Zoning Ordinance No. 020523-33 which permits single family use. It is located within the Bouldin Creek Neighborhood Plan Area. The zoning ordinance is included within this report as ***Exhibit 2***.

The site falls within the boundary of a previous plat, South Heights, an addition to the City of Austin, recorded as Vol 1 Page 112 of the Plat Records of Travis County Texas. The Plat is included as ***Exhibit 3***.

IV. **Environmental:**

There are no known critical environmental features on the site. Slopes on the site are mild and all under 15%. The site is within the West Bouldin Creek Watershed which is classified as an urban watershed. A waiver requesting an exemption from providing an Environmental Resource Inventory has been requested.

V. **Floodplain:**

According to the FEMA Firm #4853C0445K Dated January 22, 2020, included as ***Exhibit 4***, no portion of the site is located within the 25- or 100-year floodplain.

VI. Proposed Conditions:

After approval of the plat, the existing structures will be demolished and replaced with a new single family home complying with zoning restrictions and impervious cover limitations. Project is only to create a legally platted lot out of the tract which currently consists of portions of two adjoining lots and a vacated alley.

VII. Proposed Drainage:

Drainage Patterns will not change from existing to proposed conditions. The site impervious cover will be brought into compliance with zoning restrictions, reducing the total IC. Therefore, and as shown in the drainage maps and calculations attached as **Exhibit 5**, peak runoff flows will be controlled for the 2-,10-,25-, and 100-year storms in accordance with the City of Austin DCM.

VIII. Water Quality:

Proposed IC will be limited to less than 8,000 SF. Therefore, in accordance with 25-8, water quality controls will not be required, and are not proposed, for this site.

IX. Water and Wastewater Service

Water and Wastewater Utilities are currently provided by Austin Water. Depending on the ultimate water service fixture units proposed with the new build, a larger meter and water service tap may be required. Due to the proposed relocation of the driveway, it is expected the wastewater service will be relocated via a TAP Plan application.

Water and Wastewater Grid Maps are included in this report as **Exhibit 6**.

X. Erosion/Sedimentation Controls and Tree Protection:

Temporary erosion control measures will need to be provided during demolition and construction in accordance with the Environmental Criteria Manual. Measures will include silt fence, triangular filter dykes, mulch logs, and tree protection fencing.



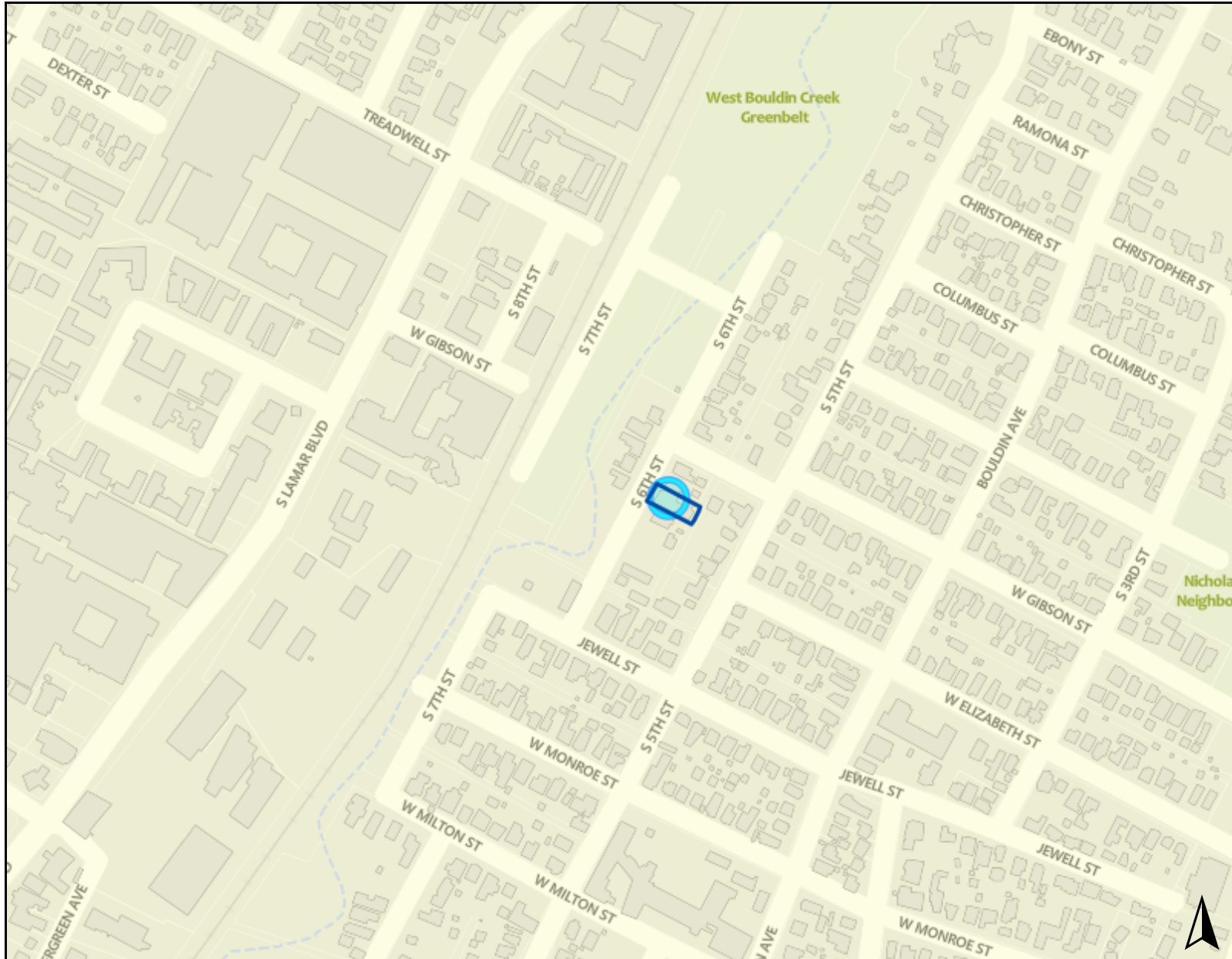
Exhibit 1 – Location Map



Property Profile

SITE LOCATION MAP

ITEM06/17



Legend

Property

Jurisdictions (No Fill)

 FULL PURPOSE

Jurisdictions Fill

Jurisdiction

 FULL PURPOSE

Notes

0 500 1000
ft

5/8/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit 2 – Zoning Ordinance

ORDINANCE NO. 020523-33

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 761.7 ACRES OF LAND GENERALLY KNOWN AS THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA ("BOULDIN CREEK") AND TO CHANGE THE BASE ZONING DISTRICTS ON 101 TRACTS OF LAND IN BOULDIN CREEK.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 101 tracts of land within the property described in File C14-02-0031, as follows:

Approximately 761.7 acres of land, in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A", (the "Property"),

generally known as the Bouldin Creek Neighborhood Plan (NP) combining district, locally known as the property bounded by Town Lake on the north, South Congress Avenue on the east, Oltorf Street on the south and the Union Pacific Railroad tracks on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 101 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence medium density-historic (MF-3-H) combining district, multifamily residence moderate high density (MF-4) district, neighborhood office (NO) district, neighborhood office-conditional overlay (NO-CO) combining district, limited office (LO) district, general office-conditional overlay (GO-CO) combining district, neighborhood commercial (LR) district, neighborhood commercial-historic (LR-H) combining district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, general commercial services (CS) district, general commercial services-historic (CS-H) combining district, general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district, commercial-liquor sales (CS-1) district, and commercial-liquor sales-conditional overlay (CS-1-CO)

combining district to family residence-neighborhood plan (SF-3-NP) combining district, single family residence small lot-neighborhood plan (SF-4A-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed used-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed used-historic-conditional overlay-neighborhood plan (GR-MU-H-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-historic-conditional overlay-neighborhood plan (CS-H-CO-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

Tract #	PROPERTY ADDRESS	FROM	TO
1	502 DAWSON RD	CS-1	CS-1-NP
2a	1005 & 1023 BARTON SPRINGS RD	CS-1	CS-1-NP
2b	901, 903, 907, & 921 BARTON SPRINGS RD	CS, CS-1	CS-NP
3	0 (1.0 AC OF LOT 6 BLK B BOULDIN J E ESTATE), 801 & 811 BARTON SPRINGS RD	CS, CS-1, & LO	CS-1-NP
4	601 & 605 BARTON SPRINGS RD	CS-1	CS-1-NP
5	600 S 1ST ST (2.33 AC OF LOT 1 BLK B BOULDIN J E ESTATE)	MF-4	CS-MU-CO-NP
6	721 BARTON SPRINGS RD	CS & CS-1	P-NP
7	505 & 507 BARTON SPRINGS RD	CS-1	P-NP
8	700 S. 1ST ST	LO	LO-MU-NP
9	0 (LOTS 4-6 BLK B, CAPITAL HEIGHTS PLUS 1/2 ADJ VAC ALLEY) & 1402 S 5TH STREET	CS	SF-6-NP
11	1010 & 1012 W MARY ST	LO	LO-MU-NP
12	1800 S 5 TH ST	CS	LR-MU-CO-NP
13	1001 W MARY ST	CS & SF-3	GR-MU-H-CO-NP
14	1807 S 5 TH ST	CS	LR-MU-CO-NP