CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM06

DATE: Monday June 12, 2023 **CASE NUMBER: C15-2023-0027**

_____Thomas Ates
_____Jessica Cohen
_____Melissa Hawthorne
_____Brian Poteet
_____Agustina Rodriguez
_____Margaret Shahrestani
_____Richard Smith
_____Janel Venzant
_____Michael Von Ohlen
_____Nicholl Wade
_____Kelly Blume (Alternate)
_____Carrie Waller (Alternate)
_____Marcel Gutierrez-Garza (Alternate)

APPLICANT: JP Sullivan

OWNER: Mayo C Cuellar

ADDRESS: 1305 6TH STREET

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 *(Site Development Regulations)* to decrease the minimum lot width from 50 feet (required) to 47 feet (requested), in order to subdivide a residential lot in a SF-3-NP", Single-Family-Neighborhood Plan zoning district (Bouldin Creek Neighborhood Plan).

BOARD'S DECISION: BOA MEETING JUNE 12, 2023 POSTPONED TO JULY 10, 2023 DUE TO NOTIFICATION ERROR

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

2. (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:

3. 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:

Elaine Ramirez

Elaine Ramirez
Executive Liaison

Diana A. Ramirez for

Jessica Cohen
Madam Chair

ITEM06/3

BOA GENERAL REVIEW COVERSHEET

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
Site	SF-3-NP	Single-Family
North	SF-3-NP	Single-Family
South	SF-3-NP	Single-Family
East	SF-3-NP	Single-Family
West	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

ITEM06/4

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

ITEM06/5

CITY OF AUSTIN Development SERVICES DEPARTMENT

Building a Better and Safer Austin Together

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 # C15-2023-0027 ROW # 13133033 Tax # 0100031204

Section 1: Applicant Statement

Street Address: 1305 S 6th St

Subdivision Legal Description:

LOT 15-16 & S 10 FT OF LOT 17 SOUTH HEIGHTS PLUS 1/2 OF VAC ALL

Lot(s): Block(s):

Outlot: Division:

Zoning District: SF-3-NP (Bouldin Creek) Council District: 9

I/~~We~~ JP Sullivan ~~on behalf of myself/ourselves~~ as authorized agent for _____ affirm that on Month April, Day 24, Year 2023, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

○ Erect ○ Attach ○ Complete ○ Remodel ○ Maintain ◉ Other: Subdivide

Type of Structure: _____

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

25-2-492
SF-3 Minimum Lot Width of 50 ft to be reduced to 47 ft.

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:

Site is ineligible for Land Status Determination, and can not be redeveloped without first being platted. Site cannot be platted without variance from minimum lot width.

Hardship

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

Original Subdivision created 25 ft wide lots. Lots throughout the block have since been combined (often in portions thereof) via deeds but not resubdivided. City Alley to the rear of property was vacated and deeded to adjacent land owners.
Site is landlocked and cannot obtain further land to meet 50 ft minimum width.

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

Many tax parcels are greater than 50 ft and would be able to plat without variance.

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:

Site is not requesting to change character. There is an existing (tear-down) single family home on an existing tract, after platting and construction the final product will be a single family home on an existing tract.

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).

ITEM06/9

RADIUS
CIVIL ENGINEERING

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.

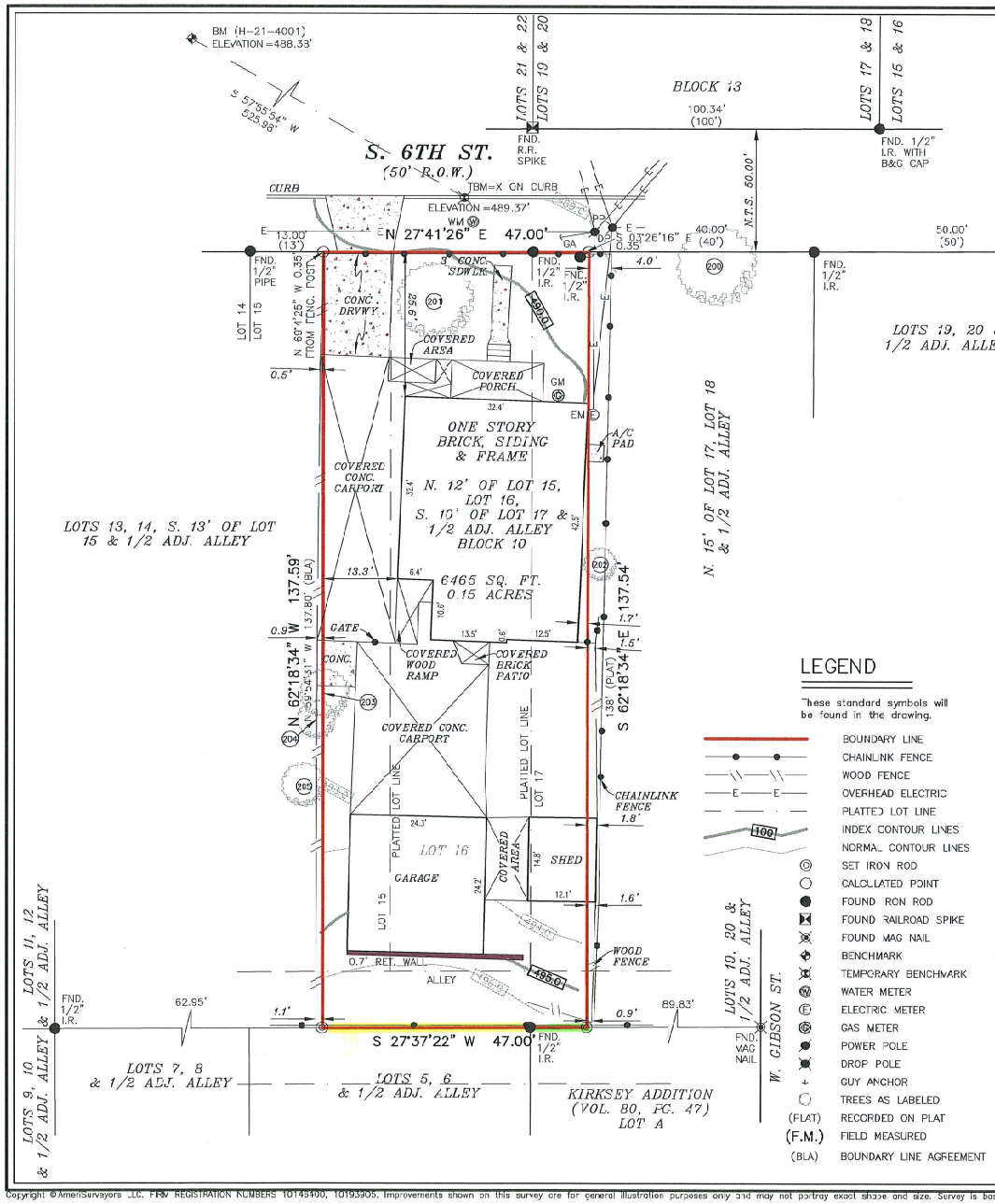
Sincerely,

x Mayo C. Cuellar (POA)
SIGNATURE

MAYO C. CUELLAR
PRINTED NAME

25 APR 23
DATE

ITEM06/10



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. = 0.65%
FRONT COV. PORCH: 110.84 SQ.FT. = 1.71%
OPEN CONC.: 49.56 SQ.FT. = 0.75%
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
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- (BLA) 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.

x _____

x _____

GRAPHIC SCALE

0' 20' 40'

1 Inch = 20 Feet

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 138.85).

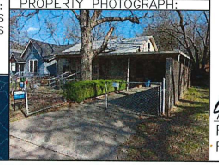
Borrower/Owner: JESSICA ANN NEILAS

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:



AMERISURVEYORS
EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

"TREE & TOPOGRAPHY" SURVEY

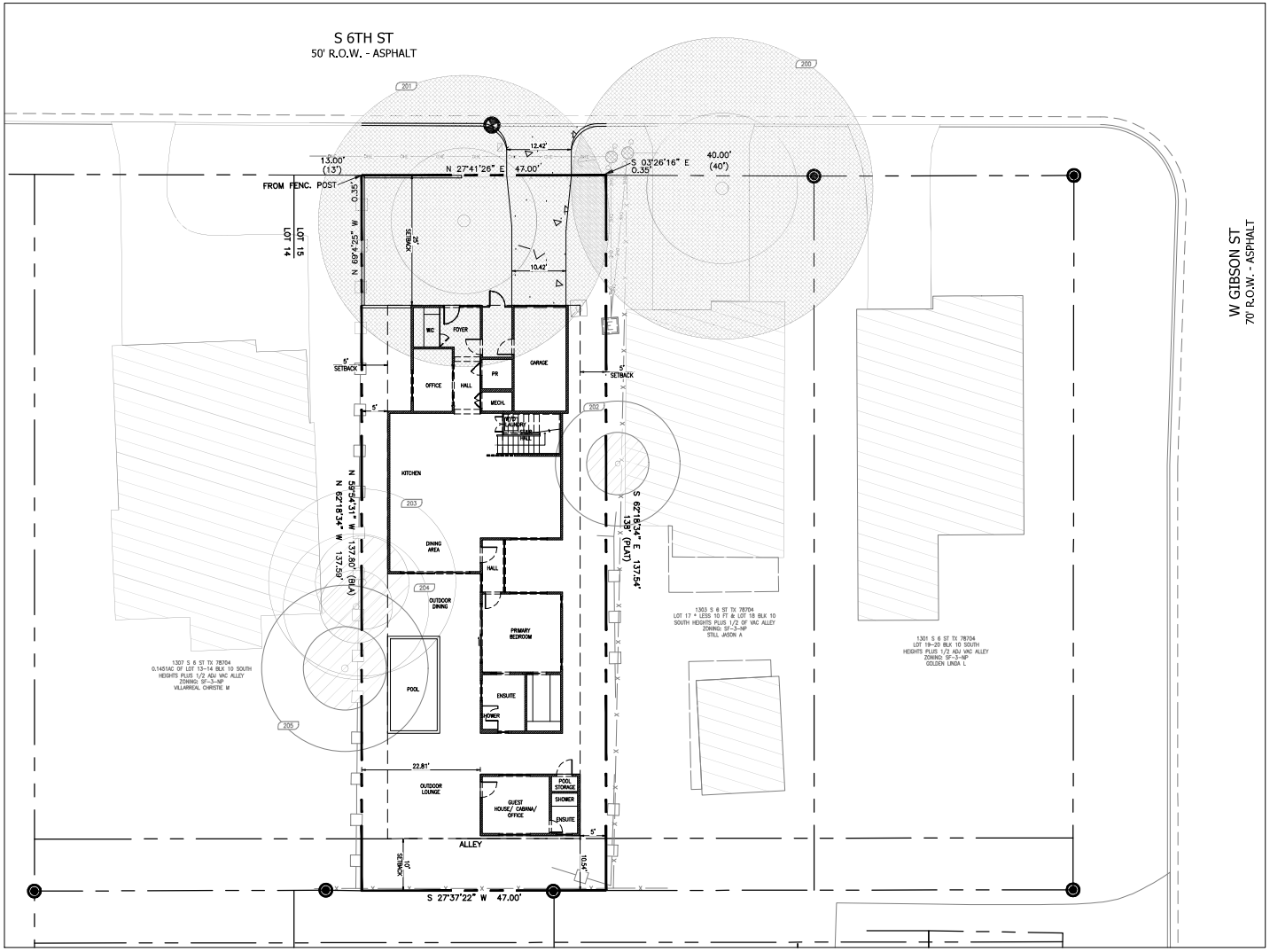
JOB NO.:	230209376	NO.	REVISION	DATE
DATE:	02/20/23			
DRAWN BY:	JD/SDK/AV			
APPROVED BY:	AMR			

STATE OF TEXAS REGISTERED AARON MICAH REYNOLDS 6644 PROFESSIONAL LAND SURVEYOR

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

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBERS 10143400, 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com

ITEM06/11



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- 512 EXISTING CONTOUR LINE
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING
- SD STORM DRAIN LINE
- W WATER LINE
- WW WASTEWATER LINE
- OHE OVERHEAD ELECTRIC
- GAS GAS LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WW WASTEWATER MANHOLE
- CO WASTEWATER CLEANOUT
- BFP BACKFLOW PREVENTER
- D STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN AREA INLET
- T TRANSFORMER
- AC AIR CONDITIONER UNIT
- G GAS METER
- EM ELECTRIC MANHOLE
- E ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- SIGN
- SURVEY ROD/NAIL
- BENCHMARK
- TREE W/ TAG
- TREE – REMOVE

0' 5' 10' 20'
SCALE:1"=10'

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).

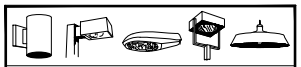


FIGURE 34
(EXAMPLES OF FULLY-SHIELDED LIGHT FIXTURES)

ATTENTION:

THE EXISTING UTILITIES INDICATED ON THESE PLANS ARE SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES WERE LOCATED, IN PART, BASED ON RECORD 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 SYSTEM AT 800-344-8377 AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY EXCAVATION OR UTILITY WORK.

Texas811

NO.	DATE	REVISION

FIRM NO: F-23684
RADIUS CIVIL ENGINEERING
1000 E 50TH ST, SUITE D, AUSTIN, TEXAS 78751
(512) 431-8510
INFO@RADIUSCIVIL.COM
WWW.RADIUSCIVIL.COM

STATE OF TEXAS
JOHN D. SULLIVAN
144334
LICENSED
PROFESSIONAL ENGINEER
05/01/2023

S 6TH ST RESUBDIVISION
1305 S 6TH STREET
AUSTIN, TRAVIS COUNTY, TEXAS, 78704

SUBDIVISION PLAN

SHEET 06 OF 11

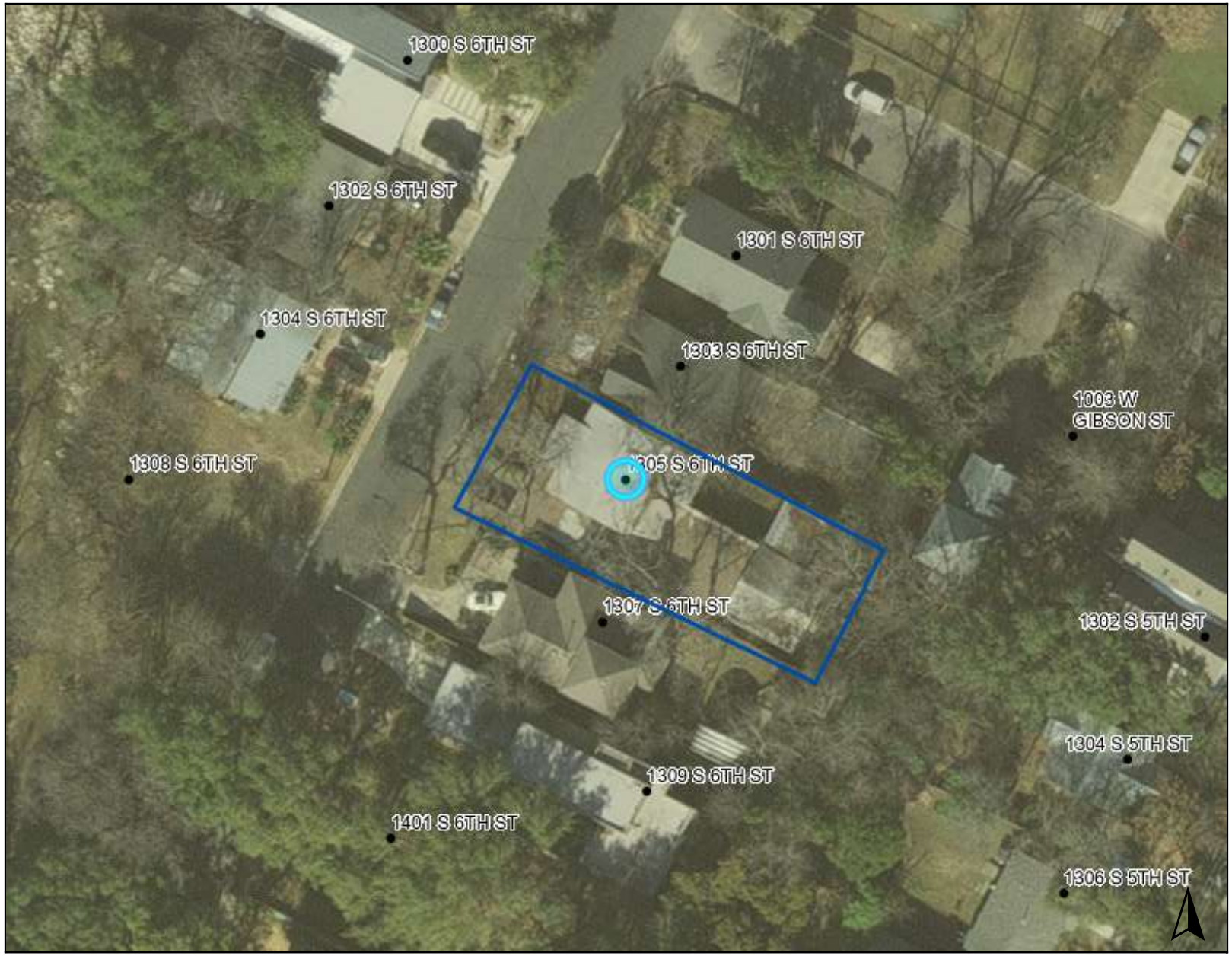
SP-2022-XXXXC

Plot Date: 20/04/2023 @ 9:00 PM

D:\Projects\A130 – 1305 S 6th St Plat\Civil\Construction Drawings\Sheets\SUBDIVISION PLAN.dwg

Property Profile

ITEM06/12



Legend

Property

Addresses

Jurisdictions (No Fill)

FULL PURPOSE

Jurisdictions Fill

Jurisdiction

FULL PURPOSE

0 50 100 ft

4/27/2023

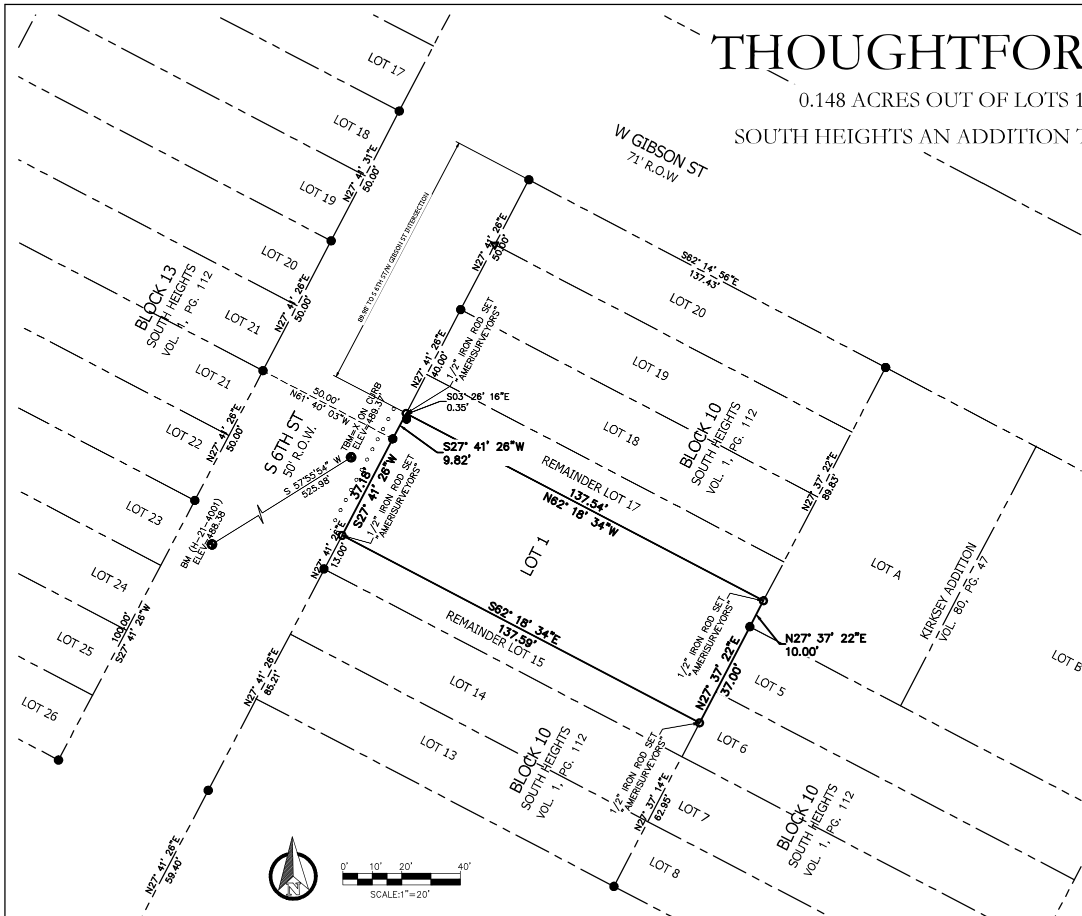
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is 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

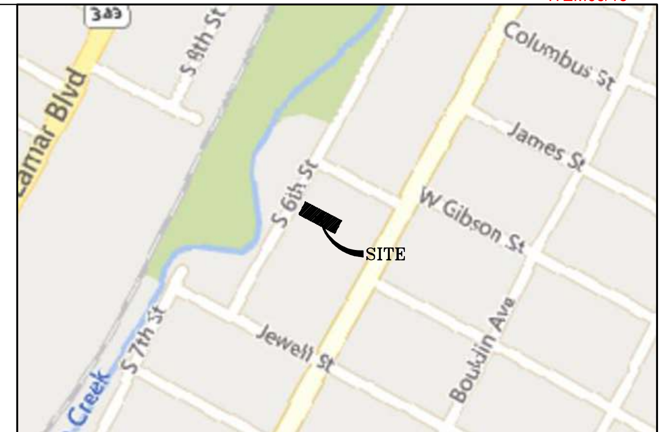


GRAPHIC LEGEND

Symbol	Description
●	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



0' 100' 200' 400'
SCALE:1"=200'

LOCATION MAP

GRID: H21
MAPSCO: 614H

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:

1. NO LOT MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO AUSTIN WATER UTILITY WATER AND WASTEWATER SYSTEM,
2. THE WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTIULITY 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.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. 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.
7. BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
9. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
10. 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 COMPIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE
11. 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.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION 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.
13. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 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.
14. 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.
15. 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE FEMA 100-YEAR FLOODPLAIN.
17. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, SOUTH HEIGHTS, SHALL APPLY TO THIS RESUBDIVISION.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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 5/11/2023

AARON MICHAH REYNOLDS — DATE
R.P.L.S NO. 6644
AMERISURVEYORS
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280

STATE OF TEXAS REGISTERED AARON MICAH REYNOLDS 6644 PROFESSIONAL LAND SURVEYOR

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 01/22/2020.

John P. Sullivan 05/11/2023

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

STATE OF TEXAS JOHN P. SULLIVAN 144534 LICENSED PROFESSIONAL ENGINEER

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, AND 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 WHOS 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 CAPCITY 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

RADIUS CIVIL ENGINEERING
TX. REG. NO F-23684
1000 E 50TH ST SUITE D
AUSTIN, TEXAS 78751
(512) 431-8510

C8-2023-XXXX.0A

Plot Date:

D:\Projects\A130 – 1305 S 6th St Plat\Civil\Construction Drawings\Sheets\PROPOSED PLAT.dwg

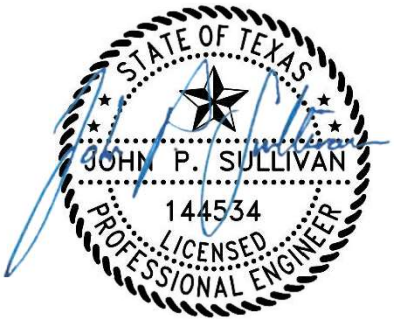
ITEM06/14

[redacted]

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

ITEM06/15

[redacted]

ENGINEERING REPORT

THOUGHTFORM S 6TH RESUBDIVISION

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[redacted]

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.

[redacted]

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.

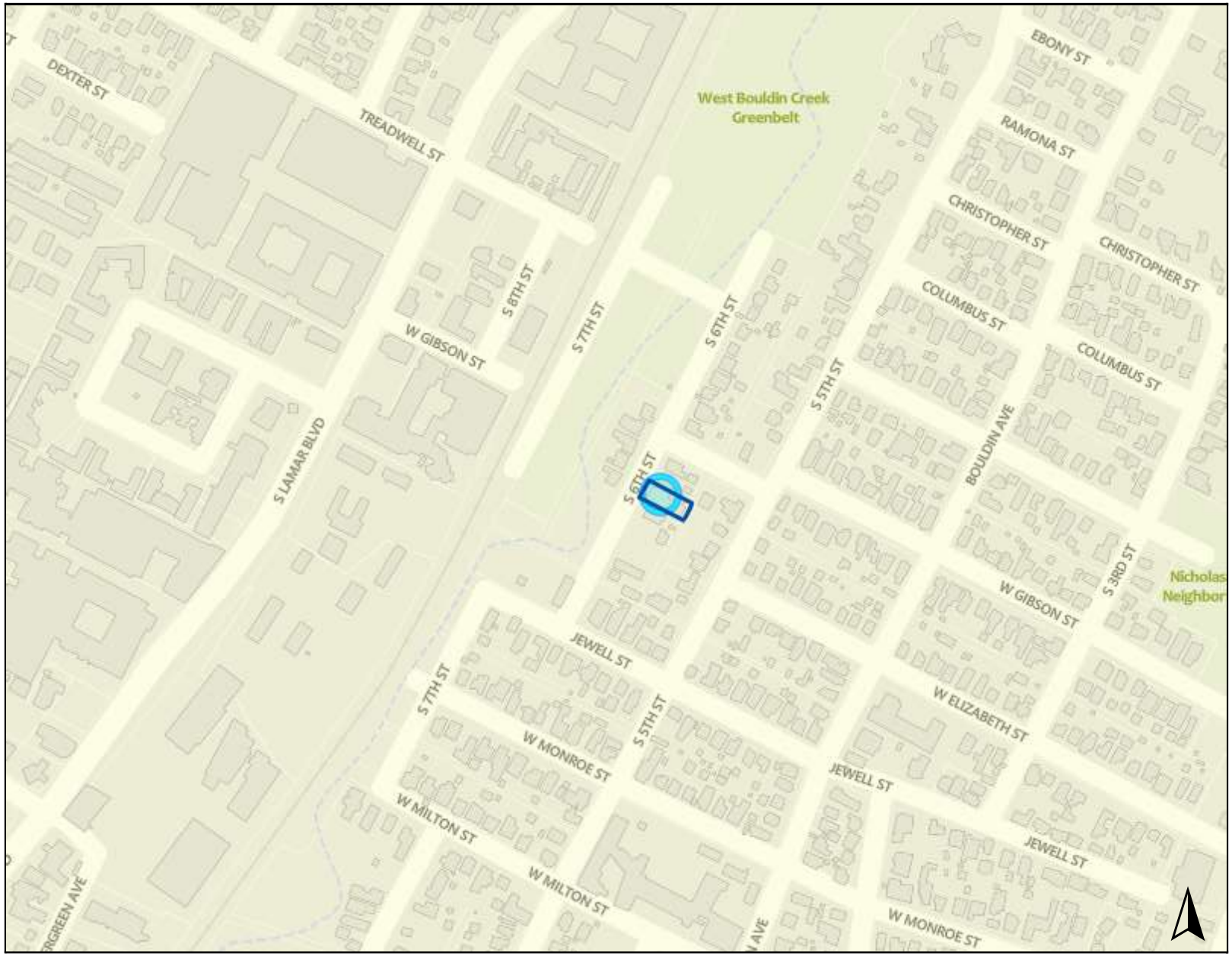
[redacted]

Exhibit 1 – Location Map

ITEM06/19

Property Profile

SITE LOCATION MAP



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 5TH ST	CS	LR-MU-CO-NP
13	1001 W MARY ST	CS & SF-3	GR-MU-H-CO-NP
14	1807 S 5TH ST	CS	LR-MU-CO-NP

Tract #	PROPERTY ADDRESS	FROM	TO
15	912 W MARY ST	CS	CS-MU-CO-NP
16	915 W MARY ST	CS	CS-MU-CO-NP
17	913 W MARY ST	GR	LR-MU-CO-NP
18	909 W MARY ST	GR	LR-MU-CO-NP
19	908 W MARY ST	SF-3 & CS	SF-3-NP
20	2200, 2206, 2208, 2300 & 2302 S 5TH ST	MF-3	MF-4-NP
21	2207 S 5TH ST	MF-3 & LR	MF-4-NP
22	811 W LIVE OAK ST	CS-H, LR-H, SF-3-H & MF-3-H	GR-MU-H-CO-NP
23	2301& 2311 S 5TH ST, 910 W OLTORF ST	LR & MF-3	GR-MU-CO-NP
24	900 & 904 S 2ND ST(Lots 9 & 10 Abe Williams Subd.)	SF-3	GR-MU-CO-NP
25	900, 902, 904 & 906 S 1ST ST, 901, 903, 905 & 907 S 2ND ST	SF-3	GR-MU-CO-NP
26	908, 910, 912, 1000, 1002, 1004 & 1006 S 1ST ST	SF-3	GR-MU-CO-NP
27	1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114 & 1200 S 1ST ST, 605 & 607 COPELAND ST	SF-3 & LO	GR-MU-CO-NP
28	0 DAWSON ROAD (12.225 ACRES OF LOT 8 BLK B, BOULDIN J E ESTATE), 1104 & 1200 S 6TH ST, 1101, 1105 & 1107 S 7TH ST	MF-2 & SF-3	P-NP
29	1401 S 7TH ST	SF-3	P-NP
30	1200 S 6TH ST	SF-3	P-NP
31	0 W GIBSON ST (LOTS 14-17 BLK 2, SOUTH HEIGHTS)	CS & GO-CO	CS-MU-CO-NP
32	607 W GIBSON ST	NO-CO	NO-MU-NP
33	1302, 1308 & 1312 S 1ST ST, 605 W GIBSON ST	CS & SF-3	CS-MU-CO-NP
34	1207, 1209, 1301, 1311, 1413, 1415 & 1417 S 1ST ST	CS	CS-MU-CO-NP
35	500 W ELIZABETH ST	CS-1	CS-1-MU-CO-NP
36	1400 S 1ST ST	CS	CS-MU-CO-NP
37	1500, 1502 & 1506 S 1ST ST	CS	CS-MU-CO-NP
38	1501 & 1503 S 1ST ST	CS	CS-MU-CO-NP
39	1602, 1628, 1632, 1636, 1700, 1708 & 1720 S 1ST ST, 602 W ANNIE ST	CS, CS-MU-CO & NO-CO	CS-MU-CO-NP
40	1601, 1603, 1605, 1609, 1611, 1613, 1615, 1617, 1619, 1701, 1703, 1711, 1713 & 1715 S 1ST ST, 514 & 516 W ANNIE ST, 409 W MONROE ST	CS	CS-MU-CO-NP
41	1800 S 1ST ST & 603 W ANNIE ST	CS	CS-MU-CO-NP
42	1816 S 1ST ST	CS	CS-MU-CO-NP
43	1801, 1803, 1805, 1807, 1809 & 1811 S 1ST ST	CS	CS-MU-CO-NP
44	607 W MARY ST	LO	LO-MU-CO-NP
45	1902 S 1ST ST	CS	CS-MU-CO-NP
46	604 W JOHANNA ST	LR	LR-MU-CO-NP
47	1906 & 1924 S 1ST ST	CS	CS-MU-CO-NP
48	1903, 1905 & 1919 S 1ST ST	CS	CS-MU-CO-NP
49	2002, 2004, 2006 & 2008 S 1ST ST	CS	CS-MU-CO-NP
50	2104 S 1ST ST	CS & SF-3	CS-MU-CO-NP
51	2003, 2007, 2009, 2103 & 2105 S 1ST ST, 508 & 510 W LIVE OAK ST	CS	CS-MU-CO-NP
52	603 W LIVE OAK ST	LR & NO-CO	LR-MU-CO-NP
53	601 W LIVE OAK ST	CS	CS-MU-CO-NP
54	2209, 2213, 2215, 2217, 2301 & 2313 S 1ST ST, 501, 503,507 & 511 W LIVE OAK ST	CS & SF-3	CS-MU-CO-NP
55	2210 S 1ST ST	CS	CS-MU-CO-NP

Tract #	PROPERTY ADDRESS	FROM	TO
56	2214 S 1ST ST & 600 FLETCHER ST	CS	CS-MU-CO-NP
57	2300, 2304, 2306, 2308, 2310 & 2312 S 1ST ST	CS	CS-MU-CO-NP
58	703, 704, 705, 706 & 708 JAMES ST, 0 (E 31FT OF LOT 11 BLK 2, SOUTH HEIGHTS) & 608 W GIBSON ST, 1202 S 1ST ST	SF-3 & LO	P-NP
59	604, 606 & 608 W OLTORF ST	NO & SF-3	LO-CO-NP
60	2316 S 1ST ST & 602 W OLTORF ST	CS	CS-CO-NP
61	516 W OLTORF ST	CS, GR	CS-CO-NP
62	510 W OLTORF ST	GR	GR-CO-NP
63	500, 502 & 504 W OLTORF ST	LO & LR-CO	LR-CO-NP
64	306, 310 & 312 W OLTORF ST	NO	LO-CO-NP
65	2314, 2322 & 2354 WILSON ST	MF-3	SF-3-NP
66	115A, 115B, 115C & 115D NELLIE ST	SF-3	SF-4A-NP
67	1200 & 1220 S CONGRESS AVE	CS	CS-CO-NP
68	108 W GIBSON ST (LOTS 28-32 BLK 13 ECK NORA RESUB PLUS VAC ALLEY)	CS, SF-3	MF-4-NP
69	1316 S CONGRESS AVE	CS-1-CO	CS-1-CO-NP
70	1300 & 1306 S CONGRESS AVE, 105 JAMES ST	CS-1	CS-1-CO-NP
71	1316 S CONGRESS AVE & 108 W GIBSON ST (LOT 19 & 3.82 FT OF LOT 18 NEWNING RESUB OF BLK 13 & 2A)	CS	CS-CO-NP
72	1403 & 1407 EVA ST, 110 W ELIZABETH ST	CS	CS-MU-CO-NP
73	1400 & 1410 S CONGRESS AVE	CS	CS-CO-NP
74	1412 S CONGRESS AVE	CS-H	CS-H-CO-NP
75	1500, 1504, 1510, 1512, 1516 & 1522 S CONGRESS AVE	CS	CS-CO-NP
76	1600, 1602, 1604 & 1608 S CONGRESS AVE	CS	CS-CO-NP
77	1606 S CONGRESS AVE	CS & CS-1	CS-1-CO-NP
78	1612 S CONGRESS AVE	CS	CS-CO-NP
79	0 (LOT 4 AND 5 FT OF LOT 3 BLK 27, SWISHER ADDN), 1700, 1704, 1710, 1712 & 1722 S CONGRESS AVE	CS	CS-CO-NP
80	1800, 1802, 1806 & 1822 S CONGRESS AVE	CS	CS-CO-NP
81	1900, 1902, 1904, 1906 & 1920 S CONGRESS AVE	CS	CS-CO-NP
82	2002 & 2004 S CONGRESS AVE	CS	CS-CO-NP
83	2008 S CONGRESS AVE	CS-1	CS-1-CO-NP
84	2020 S CONGRESS AVE	CS	CS-MU-CO-NP
85	0 (LOT 2 BLK A, RICHARDSON P L), 2110, 2114, 2116, 2118 & 2130 S CONGRESS AV	CS	CS-CO-NP
86	2206 & 2210 S CONGRESS AVE	CS & LR	CS-MU-CO-NP
87	2300, 2304 & 2326 S CONGRESS AVE	CS	CS-MU-CO-NP
88	2336 S CONGRESS AVE	CS-H	CS-MU-H-CO-NP
89a	2216 & 2218 COLLEGE AVE, 2212 S CONGRESS AVE	LR	GR-MU-CO-NP
89b	2222 COLLEGE AVE	GR	GR-MU-CO-NP
90	312 W MARY ST	MF-2	SF-3-NP
91	2004 WILSON ST	MF-4	SF-3-NP
92	1908 & 1910 EVA ST	MF-3	SF-3-NP
93	1911 EVA ST	MF-3	SF-3-NP
94	0 BRODIE ST (GUERRERO PARK)	SF-3	P-NP
95	700, 702, 704 & 706 W OLTORF ST	SF-3	SF-6-NP
96	800 & 804 W OLTORF ST	SF-3	SF-6-NP

Tract #	PROPERTY ADDRESS	FROM	TO
97	806, 808, 810 & 812 W OLTORF ST	SF-3	SF-6-NP
98	2309 & 2311 S 4TH ST	SF-3	SF-6-NP
99	2308, 2310 & 2312 S 4TH ST, 900 & 902 W OLTORF ST	SF-3	SF-6-NP
100	1000, 1002, 1004, 1006, 1100, 1102 & 1104 W OLTORF ST	SF-3	SF-6-NP
101	1108 W OLTORF ST	SF-3	SF-6-NP
102	1112, 1114, 1200, 1202, 1204, 1206, 1208, 1210, 1212 & 1214 W OLTORF ST	SF-3	SF-6-NP

PART 3. Tracts 1 through 5, 11 through 18, 22 and 23, 25 through 27, 31, 33 through 57, 59 through 64, 67, and 69 through 89 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height of a building or structure or portion of a building or structure is 45 feet measured from ground level on Tracts 22, 23, and 25.

2. The maximum height of a building or structure or portion of a building or structure is 35 feet measured from ground level on Tracts 24, 26 and 27.

3. The maximum impervious coverage is 75 percent on Tracts 22 and 23.

4. The maximum impervious coverage on Tract 24 is 45 percent.

5. The maximum building coverage on Tract 24 is 40 percent.

6. The maximum gross floor area is 15,200 square feet for a hotel-motel use on Tract 24.

7. A 50-foot wide building setback from the center line of East Bouldin Creek is required on Tract 5.

8. A portion of a building or structure that exceeds 35 feet in height must fit within an envelope delineated by a 60-degree angle measured from the top of the structure to a property line that adjoins a public street on Tracts 31 and 33 through 57.

9. Parking is prohibited in a required front yard on Tracts 25 through 27, 67, and 69 through 89.

10. The following use is a conditional use on Tracts 5, 25 through 27, 31, 33 through 43, 45 through 57, 67, and 69 through 89:

    A general retail sales (general) use that exceeds 20,000 square feet in gross floor area

11. The following use is a conditional use on Tracts 12, 14 through 18 and 59 through 64:

    Drive-in services as an accessory use to commercial uses.

12. The following use is a conditional use on Tracts 11, 14 through 18, and 60 through 63:

    Service station

13. The following uses are conditional uses on Tracts 15, 16, 60 and 61:

    Adult oriented businesses
    Equipment repair services
    Maintenance and service facilities
    Building maintenance services
    Limited warehousing and distribution

14. The following use is a conditional use on Tracts 22 and 23:

    Medical offices (exceeding 5,000 square feet of gross floor area)

15. The following use is a prohibited use on Tracts 5, 13, 22 through 27 and 89a:

    Drive-in services as an accessory use to commercial uses.

16. The following use is a prohibited use on Tracts 5, 13, 15, 16, 22, 23, 25, 26, 27, 60, 61, 62, and 89a:

    Pawn shop services

17. The following uses are prohibited uses on Tracts 5, 13, 15, 16, 22, 23, 25, 26, 27 and 89a:

    Automotive rentals
    Automotive sales

18. The following uses are prohibited uses on Tracts 5, 13, 22, 23, 25, 26, 27 and 89a:

Automotive repair services
Commercial off-street parking
Drop-off recycling collection facility
Funeral services
Automotive washing (of any type)
Communications services
Exterminating services
Service stations

19. The following use is a prohibited use on Tracts 5, 15, and 16:

Vehicle storage

20. The following uses are prohibited uses on Tracts 22 and 23:

Hospital services (general)
General retail sales (general)

21. The following uses are prohibited uses on Tract 5:

Agricultural sales and services
Campground
Convenience storage
Equipment repair services
Kennels
Limited warehousing and distribution
Monument retail sales
Building maintenance services
Construction sales and services
Electronic prototype assemble
Equipment sales
Laundry services
Maintenance and service facilities

22. The following uses are prohibited on Tract 24:

Administrative and business office
Automotive rentals
Automotive sales
Business or trade school
Consumer convenience services
Exterminating services
Food sales
General retail sales (general)
Indoor entertainment
Medical offices (any size)
Personal services
Art and craft studio (limited)
Automotive repair services
Automotive washing (of any type)
Business support services
Drop-off recycling facility
Financial services
Funeral services
General retail sales (convenience)
Indoor sports and recreation
Off-site accessory parking
Pet services

Plant nursery
Research services
Restaurant (general)
Service station
Theater
Congregate living
Guidance services
Hospital services (limited)
Bed and breakfast (Group II)
Group residential
Townhouse residential
Communication services
Outdoor entertainment
Pawn shop services
Urban farm
Professional office
Restaurant (drive-in, fast food)
Restaurant (limited)
Software development
Custom manufacturing
Counseling services
Hospital services (general)
Residential treatment
Condominium residential
Multifamily residential
Commercial off-street parking
Consumer repair services
Outdoor sports and recreation
Personal improvement services

23. The following uses are conditional uses on Tract 24:

College and university facilities
Community recreation (public)
Day care services (commercial)
Local utility services
Private secondary educational facilities
Community recreation (private)
Cultural services
Day care services (general)
Private primary educational facilities
Safety services

24. For a hotel-motel use on Tract 24:

a. Except as shown in subsection b the setback for structures, parking areas, and driveways on Lot 9, Abe Williams Subdivision is 200 feet from the west property line. (900 West 2nd Street).

b. On Lot 9 the setback is 150 feet from the west property line for a detention pond or a drainage facility.

c. The setback for structures, parking areas, driveways, detention ponds, or drainage facilities on Lot 10, Abe Williams Subdivision is 200 feet from the west property line. (904 West 2nd Street)

PART 5. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base district and other applicable requirements of the City Code.

PART 6. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 7. This ordinance takes effect on June 3, 2002.

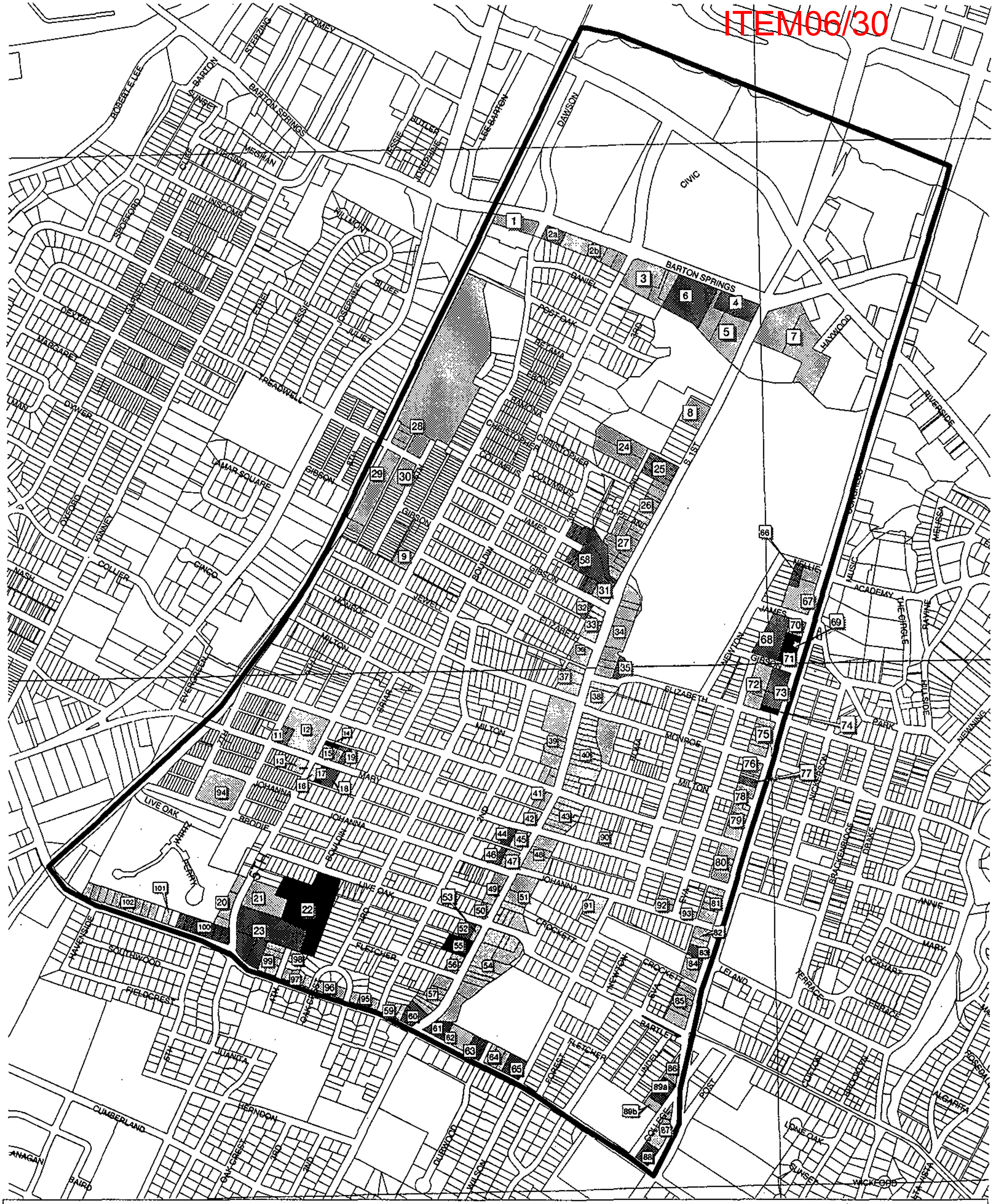
PASSED AND APPROVED

May 23, 2002 § Gustavo L. Garcia
§
§

Gustavo L. Garcia
Mayor

APPROVED: Sedora Jefferson
Sedora Jefferson
City Attorney

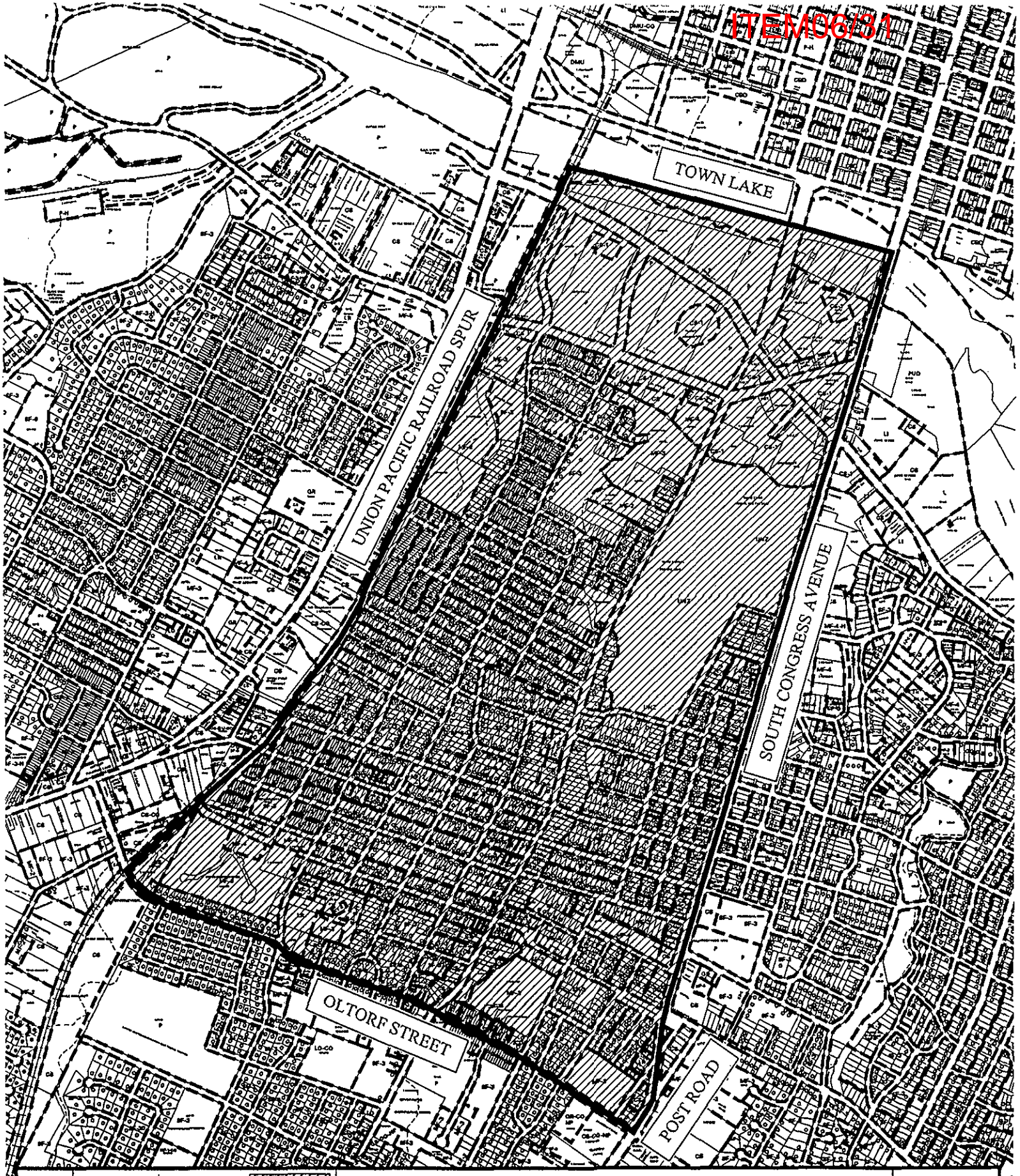
ATTEST: Shirley A. Brown
Shirley A. Brown
City Clerk



Bouldin Creek Neighborhood Planning Area

Case # C14-02-0031 EXHIBIT A

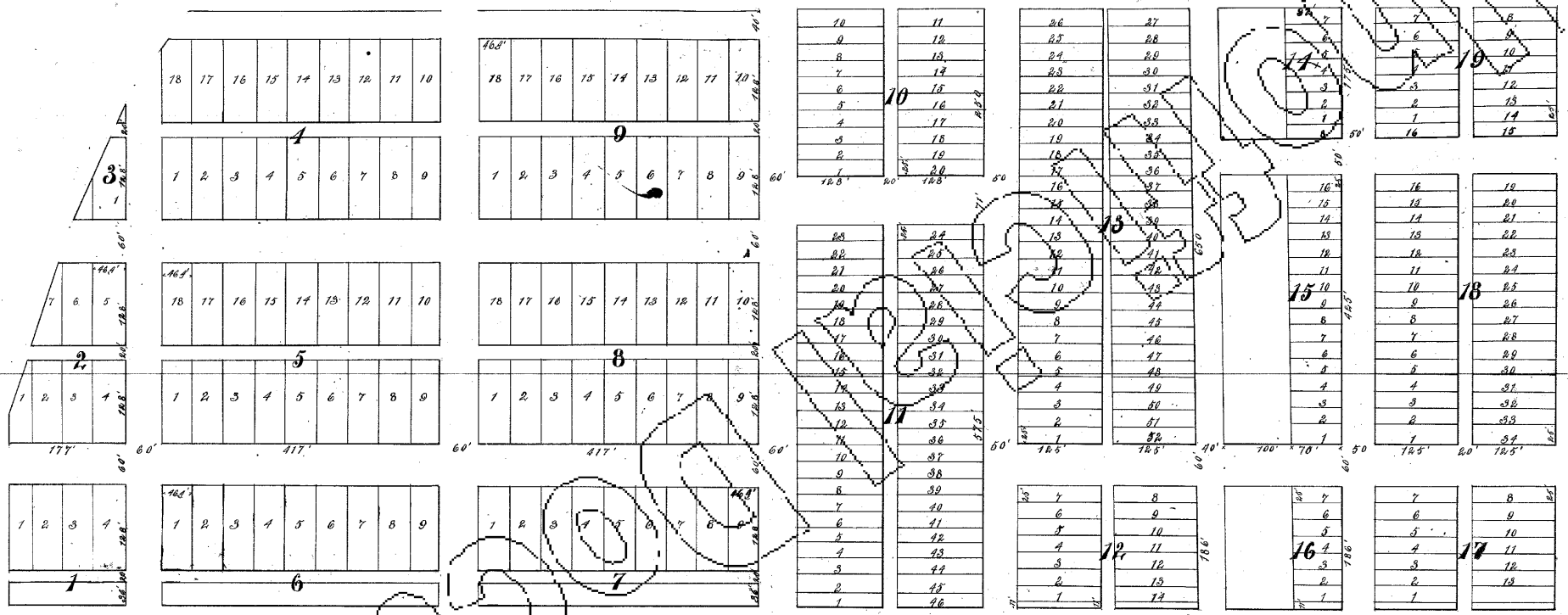
ITEM 06/31



N 1" = 1200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	ZONING EXHIBIT B CASE #: C14-02-0031 ADDRESS: BOULDIN CREEK NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): N/A	DATE: 02-03 INTLS: SM	CITY GRID REFERENCE NUMBER J20-22,H20-2 2

[redacted]

Exhibit 3 - Plat



South Heights
an addition to the City of Austin

State of Texas } Know all men by these presents: That the HOME
County of Travis } BUILDERS ASSOCIATION, a corporation existing under and by virtue of the laws of the state of Texas, hereby dedicates to the free use and benefit of the public, the streets and allays exhibited on the above plat; it being a division into lots and blocks of forty four acres of land out of the Isaac Decker League, in Travis County, Texas, it being the forty-four acres of land out of block C of the partition of the Jas. E. Bouldin estate, sold to Jas. E. Bouldin Jr., by D.W. Bouldin and wife Belle Bouldin, and F.W. Bouldin and wife Luck Bouldin, by quit claim deed, of date October 7th 1890, recorded in Volume 100, page 15, of the Deed Records of Travis County, which deed is hereby referred to for a more accurate description.

= The HOME BUILDERS ASSOCIATION =
By, N.A. Dawson. - Pres.

Attested by } P.B. George. Secy.
{L.S.}

Filed Nov 7, 1894. And recorded same day, Frank Brown. Clk C.C.T.C.
By Frank Brown Jr. Clk

State of Texas } Before me, a Notary Public in and for Travis
County of Travis } County Texas, on this day personally appeared N.A. Dawson as President, and P.B. George as Secretary of the HOME BUILDERS ASSOCIATION, a corporation existing under and by virtue of the laws of the State of Texas, both know to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the foregoing instrument for the purposes and considerations therein expressed as such President and Secretary, as the act and deed of said corporation.
Given under my hand and seal of office at Austin Texas, this the second day of November, A.D. 1894.

Frederick C. Von Rosenberg.
Notary Public. Travis County
State of Texas.

{Seal}

ITEM06/33

Exhibit 4 – FEMA Firm Panel