



## ITEM06/1-PRESENTATION

Texas P.E. Firm Registration 23684  
1000 E 50<sup>th</sup> St Suite D Austin, Texas 78751  
Phone 512.431.8510

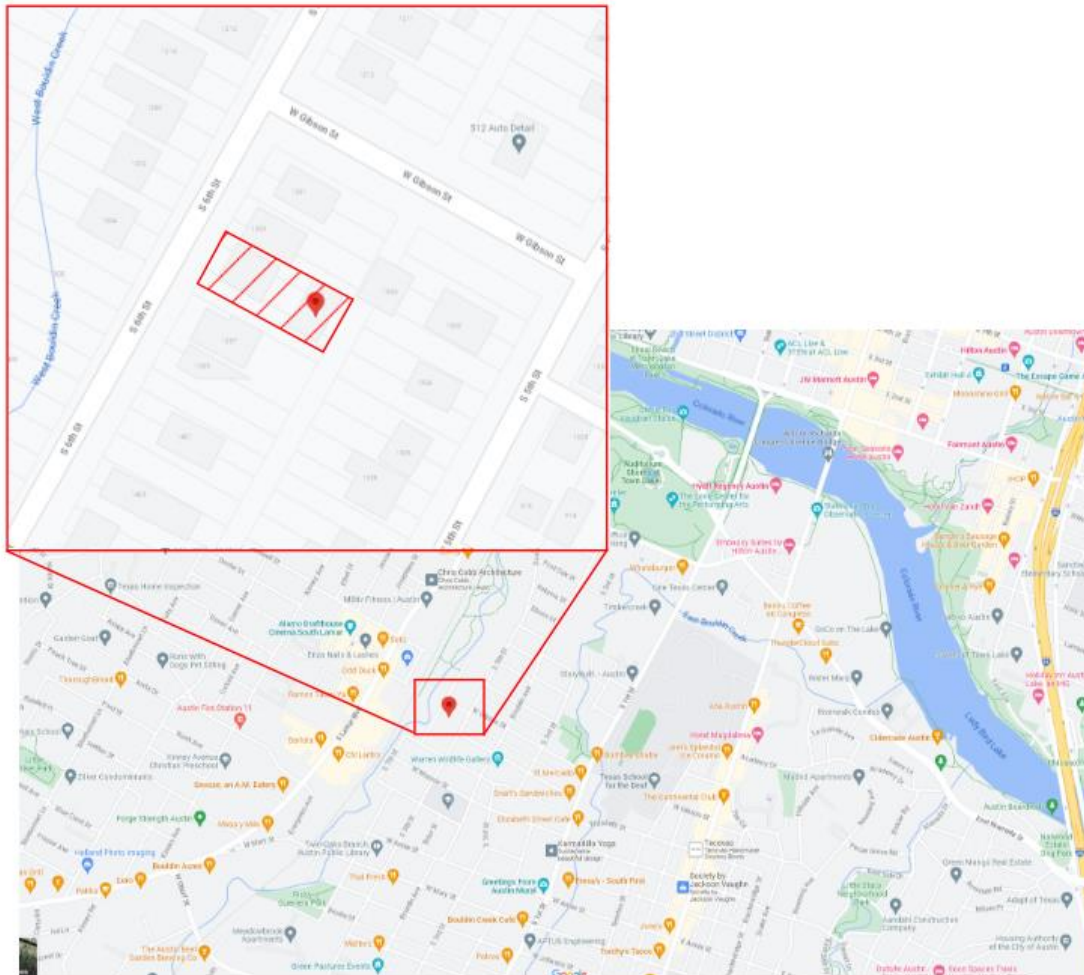
[www.radiuscivil.com](http://www.radiuscivil.com) | [REDACTED]

**1305 S 6<sup>th</sup> St**

**Board of Adjustment Variance Request**

**50 ft R.O.W. frontage requirement (Requesting 47 ft)**

## Site Location

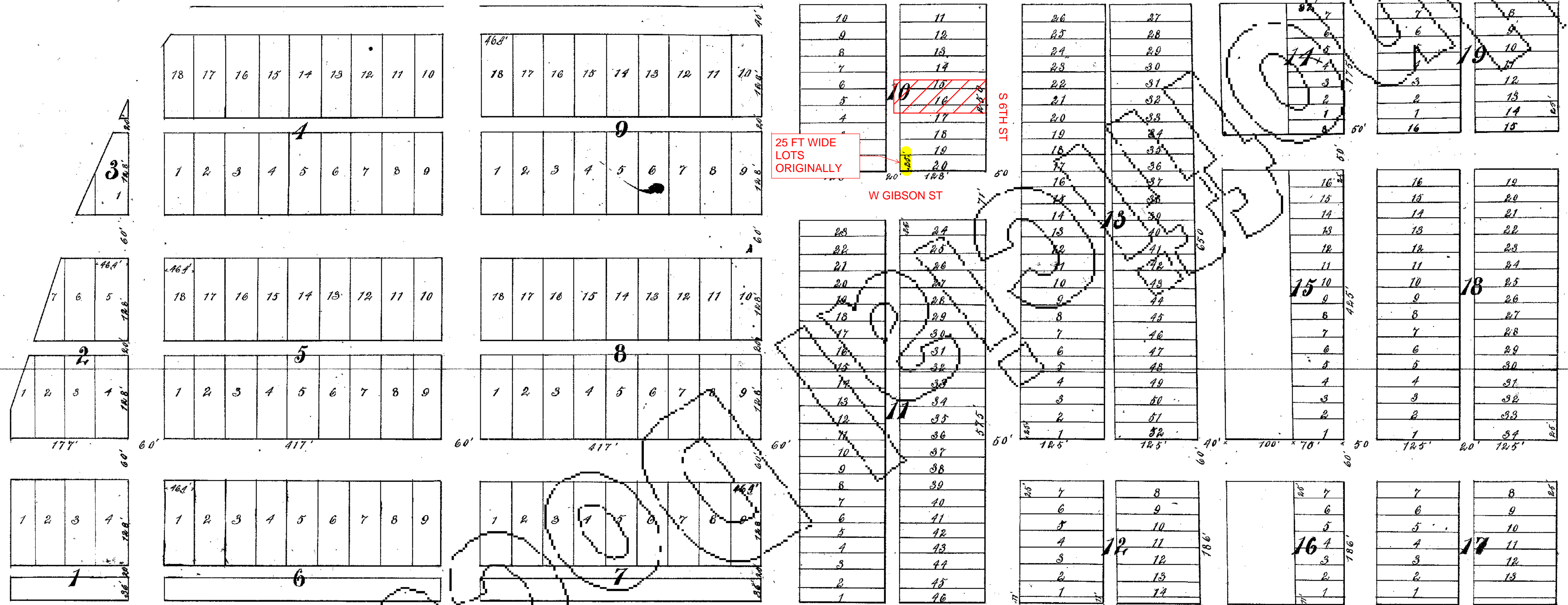


## Zoning Map



## Existing Plat (1894)

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# South Heights an addition to the City of Austin

State of Texas } Know all men by these presents: That the HOME 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 alleys exhibited on the above plat; it being a division into lots and blocks of forty-four acres of land out of the Isaac Becker 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 J. M. Bouldin and wife Belle Bouldin, and F. W. Bouldin and wife Lucy Bouldin, by quitclaim deed, of date October 7<sup>th</sup> 1890, recorded in Volume 100, page 19, 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: F.B. George, Sec'y.

Filed Nov 7, 1894 And recorded same day,  
Frank Brown, C.E.C.  
By Frank Brown, J. Clerk

State of Texas } Before me, a Notary Public in and for Travis County of Texas, on this day personally appeared N.A. Dawson as President, and F.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 known 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.



## **Unique Site History/Constraints**

- **Originally Subdivided in 1894 with 25 ft lots**
- **Site currently consists of all of Lot 16, 12 ft of Lot 15, and 10 ft of Lot 17, as well as half of what was originally an alley that was previously vacated by the COA**
- **13 ft of Lot 15 was granted to lot to the south (1307 S 6<sup>th</sup> St) in 2006**
- **15 ft of Lot 17 was granted to the lot to the north (1303 S 6<sup>th</sup> St) prior to that**
- **Leaves only 47 ft of lot width, though the site is > SF-3 min lot size at ~6465 SF**
- **Due to the vacation, and two previous boundary line agreements, site does not qualify for a platting exemption & must plat, but can not comply with lot width minimums**



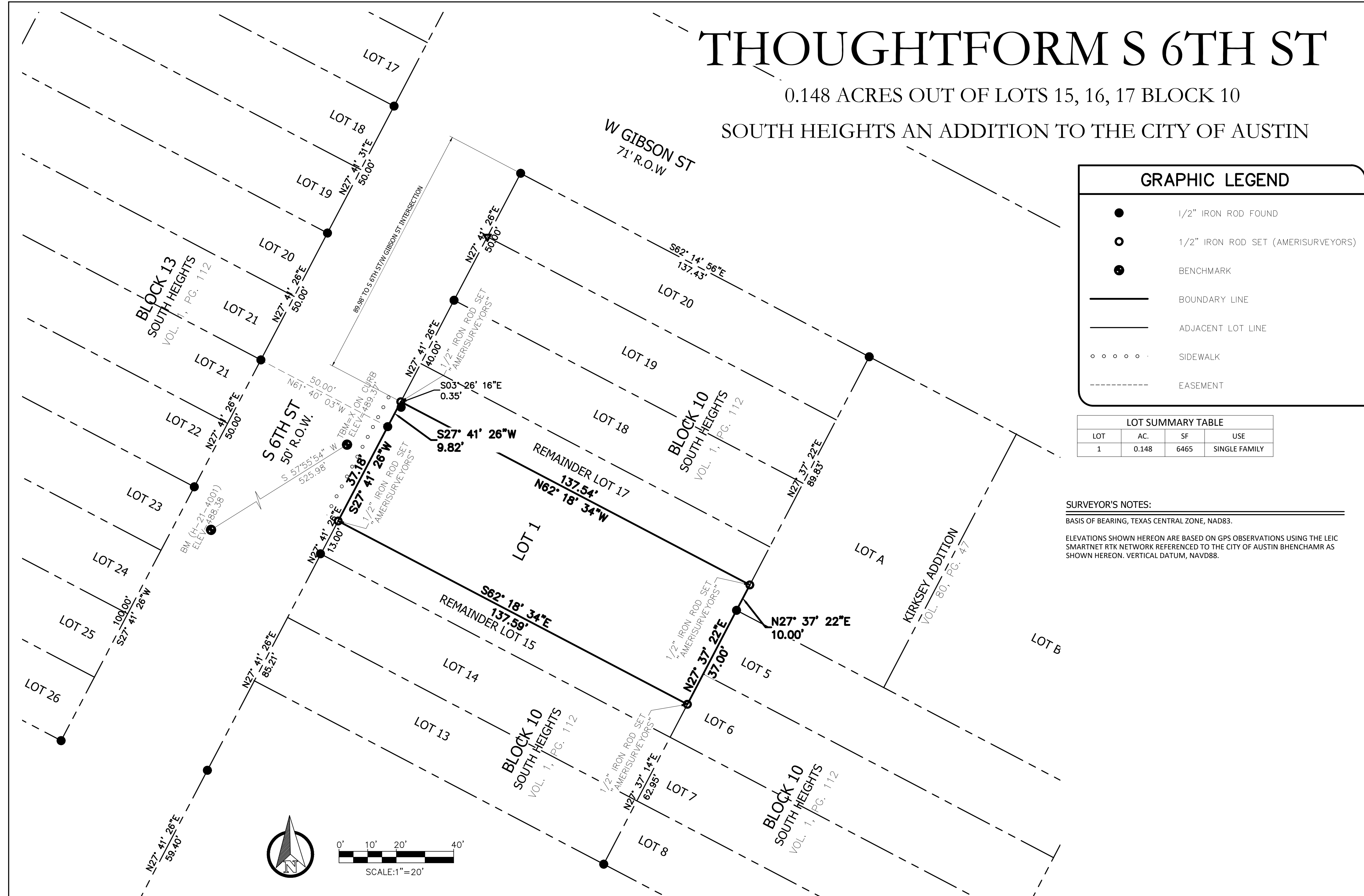
## ITEM06/6-PRESENTATION

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### Proposed Plat





# 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 REPLATTING 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.

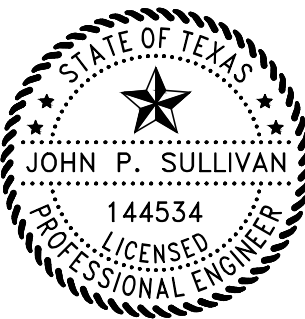
*Aaron M. Reynolds*  
AARON MICHAH REYNOLDS  
R.P.L.S NO. 6644  
AMERISURVEYORS  
P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280



## 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.

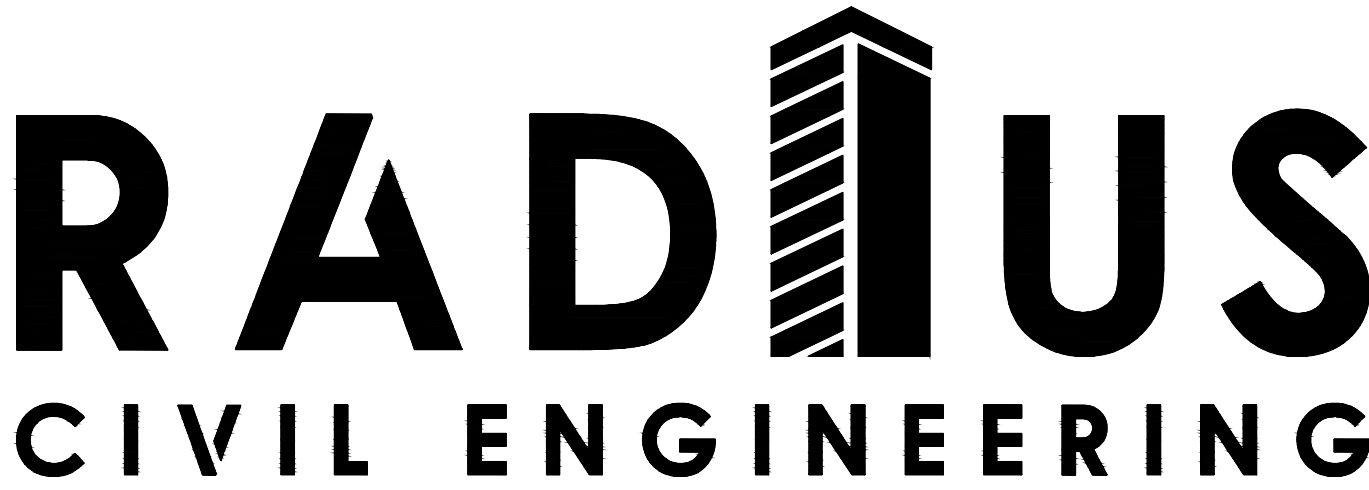
WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

STATE OF TEXAS:  
COUNTY OF TRAVIS:

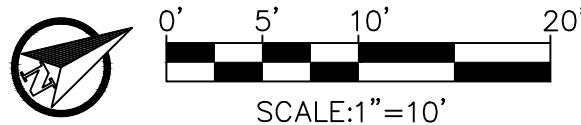
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VELIA L. CASTILLO, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY 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 \_\_\_\_\_

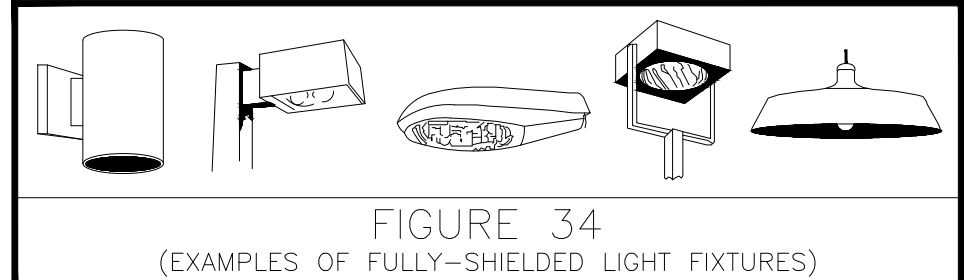


C8-2023-XXXX.0A





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).



SUBDIVISION PLAN

SHEET  
06  
OF 11

SP-2022-XXXXC