

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2023-0034

BOA DATE: August 14th, 2023

ADDRESS: 5111 Lansing Dr

COUNCIL DISTRICT: 3

OWNER: Margarita Renee Suaste

AGENT: N/A

ZONING: SF-3-NP (South Manchaca NP)

LEGAL DESCRIPTION: LOT 12 BLK F EMERALD FOREST SEC 5

VARIANCE REQUEST: decrease the minimum front yard setback from 25 feet to 20 feet.

SUMMARY: erect a Carport

ISSUES: protected oak tree

	ZONING	LAND USES
<i>Site</i>	SF-3NP	Single-Family
<i>North</i>	SF-3NP	Single-Family
<i>South</i>	SF-3NP	Single-Family
<i>East</i>	SF-3NP	Single-Family
<i>West</i>	SF-3NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Friends of Austin Neighborhoods

Go Austin Vamos Austin 78745

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Onion Creek HOA

Preservation Austin

SELTexas

South Austin Neighborhood Alliance (SANA)

South Manchaca Neighborhood Plan Contact Team

Southwood Neighborhood Association



July 26, 2023

M Renee Suaste
5111 Lansing Dr
Austin TX, 78745

Property Description: LOT 12 BLK F EMERALD FOREST SEC 5

Re: C15-2023-0034

Dear M,

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 5111 Lansing Dr.

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@austinenenergy.com



Board of Adjustment General/Parking Variance Application

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

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # **C15-2023-0034** ROW # **13167564** Tax # **0412101422**

Section 1: Applicant Statement

Street Address: 5111 Lansing Drive, Austin, Texas 78745

Subdivision Legal Description:

LOT 12, BLOCK "F", EMERALD FOREST, SECTION 5, VOLUME 55, PAGE 20, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Lot(s): 12 Block(s): F

Outlot: Division: EMERALD FOREST

Zoning District: SF-3-NP (South Manchaca NP) Council District: **3**

I/We M Renee Suaste on behalf of myself/ourselves as
authorized agent for M Renee Suaste affirm that on
Month May, Day 25, 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:

Type of Structure: 20 x 20 carport extruding from existing roofline

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

LDC, Section **25-2-492** for a Front Yard setback of 25 ft. (required) to 20 ft (requested)
for a 20 X 20 carport be erected, extruding existing roofline

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:

the proposed build is unable to build within existing city codes without the need of an approved variance or zoning change.

Hardship

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

I have a protected oak tree larger than 19 inches in diameter adjacent to the proposed build but outside of the 50% critical root zone. The 2023 February ice storm event imposed a large amount of ice on a high limb that created a break in the limb, falling on my vehicle, preventing weeks of inability to drive to work and obtaining essential needs while simultaneously out of power for 5 days.

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

2 out of the 10 homes on Lansing have aluminum carports and 4 out of the 10 homes have functional garages allowing for protection. While a few homes have nearby trees adjacent to their driveways, most trees are ornamentals or situated far enough away from potential damage. My desire is to save the tree and an approved carport build grants both abilities to save the tree and to protect material property that doesn't disrupt my livelihood.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

the proposed design will extrude from the existing roofline, blend in with the new builds in the area, leaving the existing character in the surrounding neighborhood.

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:

N/A

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:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

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: M Renee Suaste Date: 06/28/2023

Applicant Name (typed or printed): M Renee Suaste

Applicant Mailing Address: 5111 Lansing Drive

City: Austin State: Texas Zip: 78745

Phone (will be public information): ([REDACTED])

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: M Renee Suaste Date: 06/28/2023

Owner Name (typed or printed): M Renee Suaste

Owner Mailing Address: 5111 Lansing Drive

City: Austin State: Texas Zip: 78745

Phone (will be public information): ([REDACTED])

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: N/A

Agent Mailing Address: _____

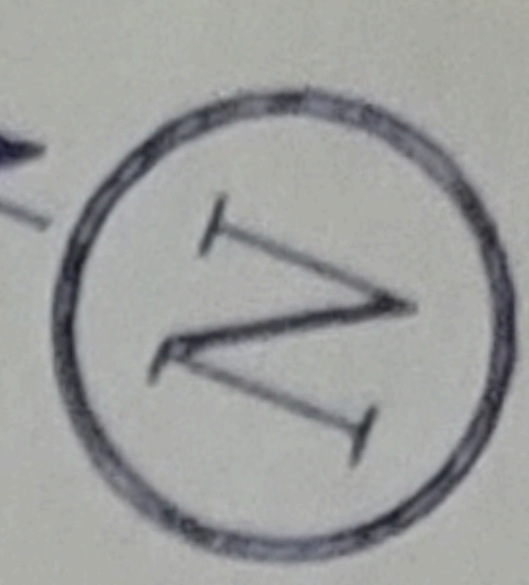
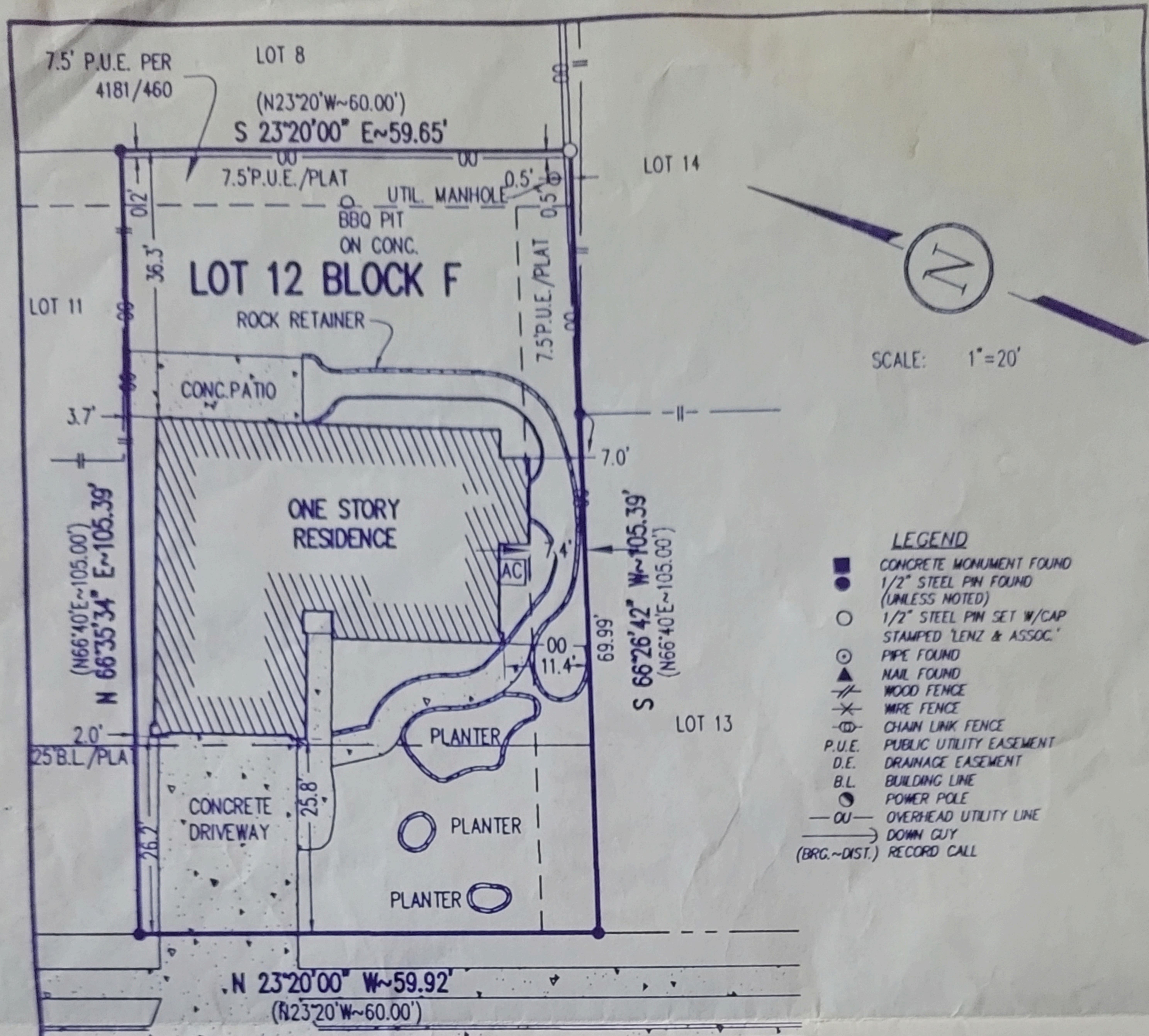
City: _____ State: _____ Zip: _____

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).



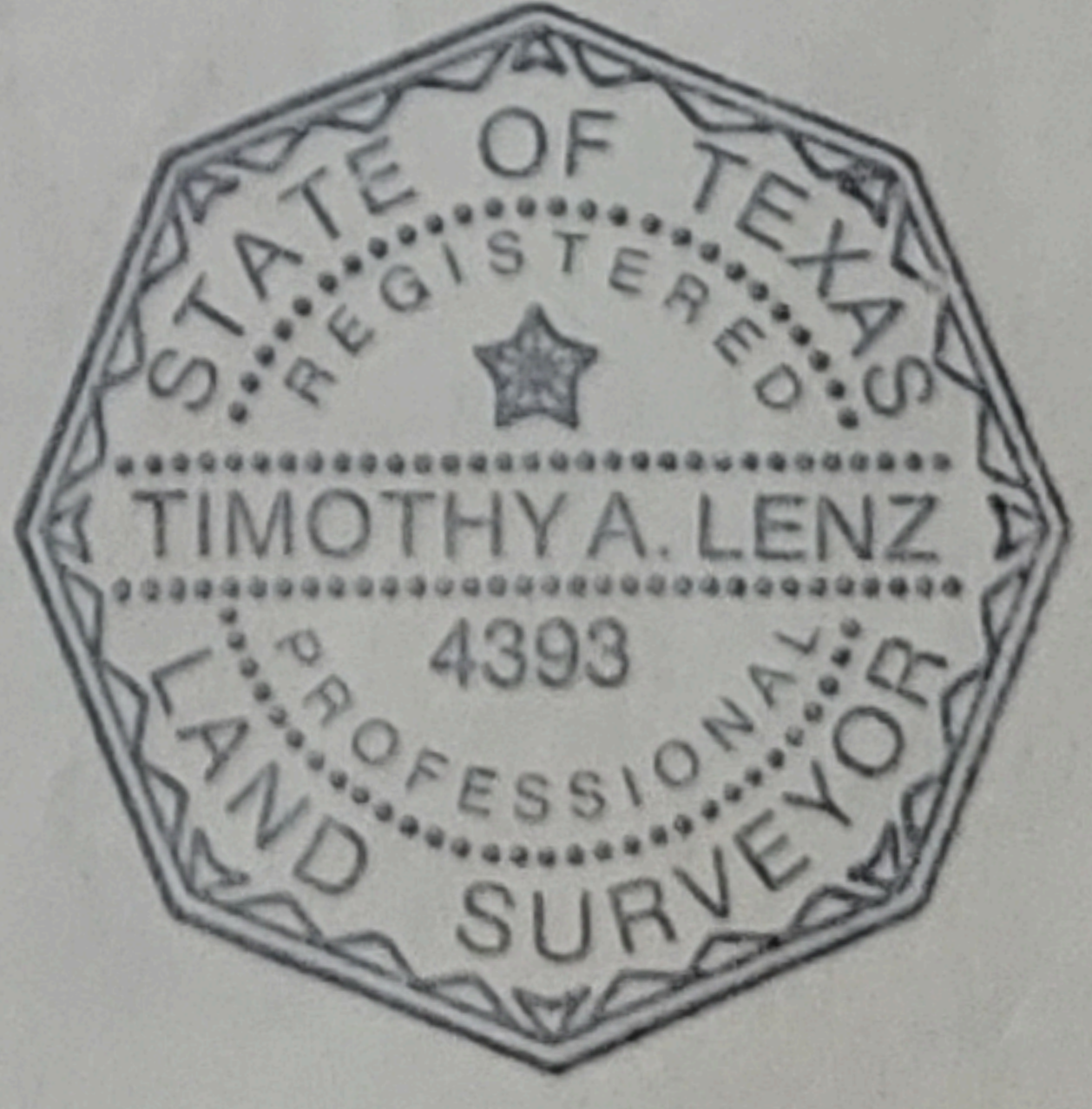
SCALE: 1"=20'

- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND (UNLESS NOTED)
 - 1/2" STEEL PIN SET W/CAP STAMPED 'LENZ & ASSOC.'
 - PIPE FOUND
 - NAIL FOUND
 - WOOD FENCE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - POWER POLE
 - OVERHEAD UTILITY LINE
 - DOWN GUY
 - (BRG.~DIST.) RECORD CALL

LANSING DRIVE

TO THE OWNER AND/OR LIENHOLDER AND COMMONWEALTH TITLE COMPANY THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATES THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT VISIBLE AND APPARENT IMPROVEMENTS, UTILITIES, AND/OR ROADWAYS ARE SHOWN HEREON, AND THAT EXCEPT AS SHOWN, THIS PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY. THIS SURVEY IS IN COMPLIANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

THE UNDERSIGNED DOES FURTHER STATE THAT THIS PROPERTY DESCRIBED IS NOT WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP PANEL No.:48453C 0210F, EFFECTIVE DATE JUNE 5, 1997, THE ZONE DESIGNATION FOR THIS PROPERTY IS X.



Timothy A. Lenz (10-25-01)

DATE

LENZ & ASSOCIATES, INC.



COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

512/443-1174

1714 FORT VIEW ROAD, SUITE 101

AUSTIN, TEXAS 78704

SURVEY NO.: 2001-0808 F.B.# : 586/72

REFERENCE: M. RENEE SUASTE
G.F. No. 131865MP

ADDRESS: 5111 LANSING DRIVE

LEGAL DESC.: LOT TWELVE (12) BLOCK "F", EMERALD FOREST SECTION FIVE, VOLUME 55, PAGE 20, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Seal:

Signature:

Issue:

07/07/2023
For BOA Review

Project:

5111
Lansing
Carport

2023 AGC DESIGN. ALL RIGHTS RESERVED. ALL IDEAS, DESIGN, DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF AGC DESIGN. THEY ARE TO BE USED FOR NO OTHER PURPOSE OF SITE OTHER THAN DESCRIBED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF AUTHORIZED AGENT OF AGC DESIGN.

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK. THEY MAY NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION OF THE CONTRACT DOCUMENTS.

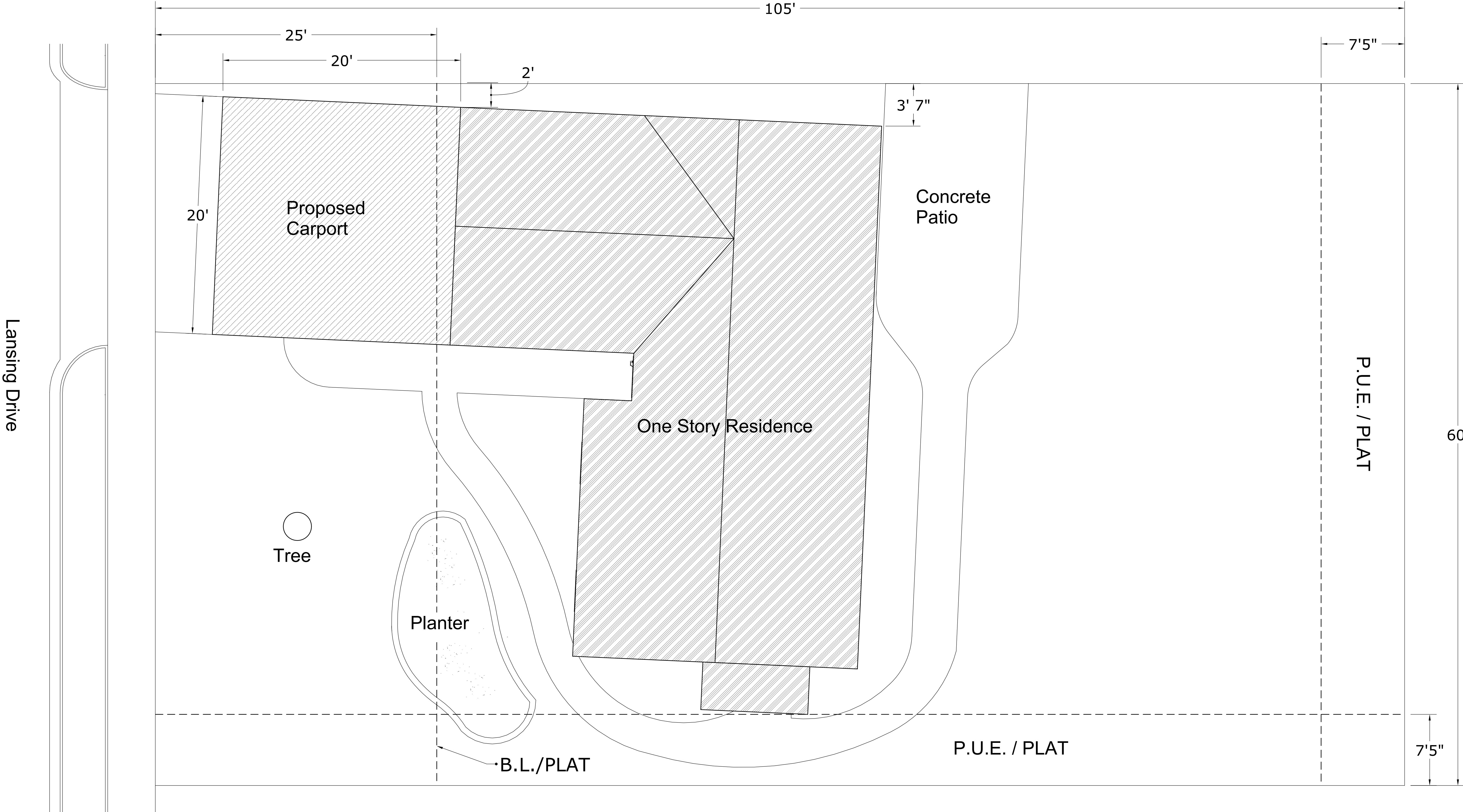
Revisions:

Sheet title:

Plot Plan

Sheet Number:

A1.1



1

Floor Plan

1/4" = 1'-0"

ITEM06/9

