

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

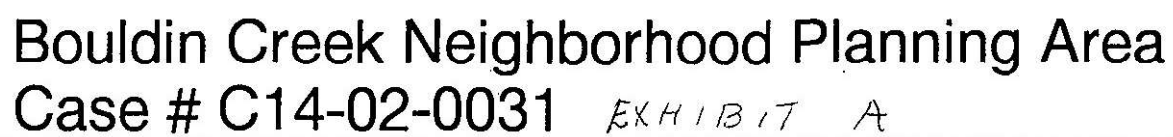
Gustavo L. Garcia
Mayor

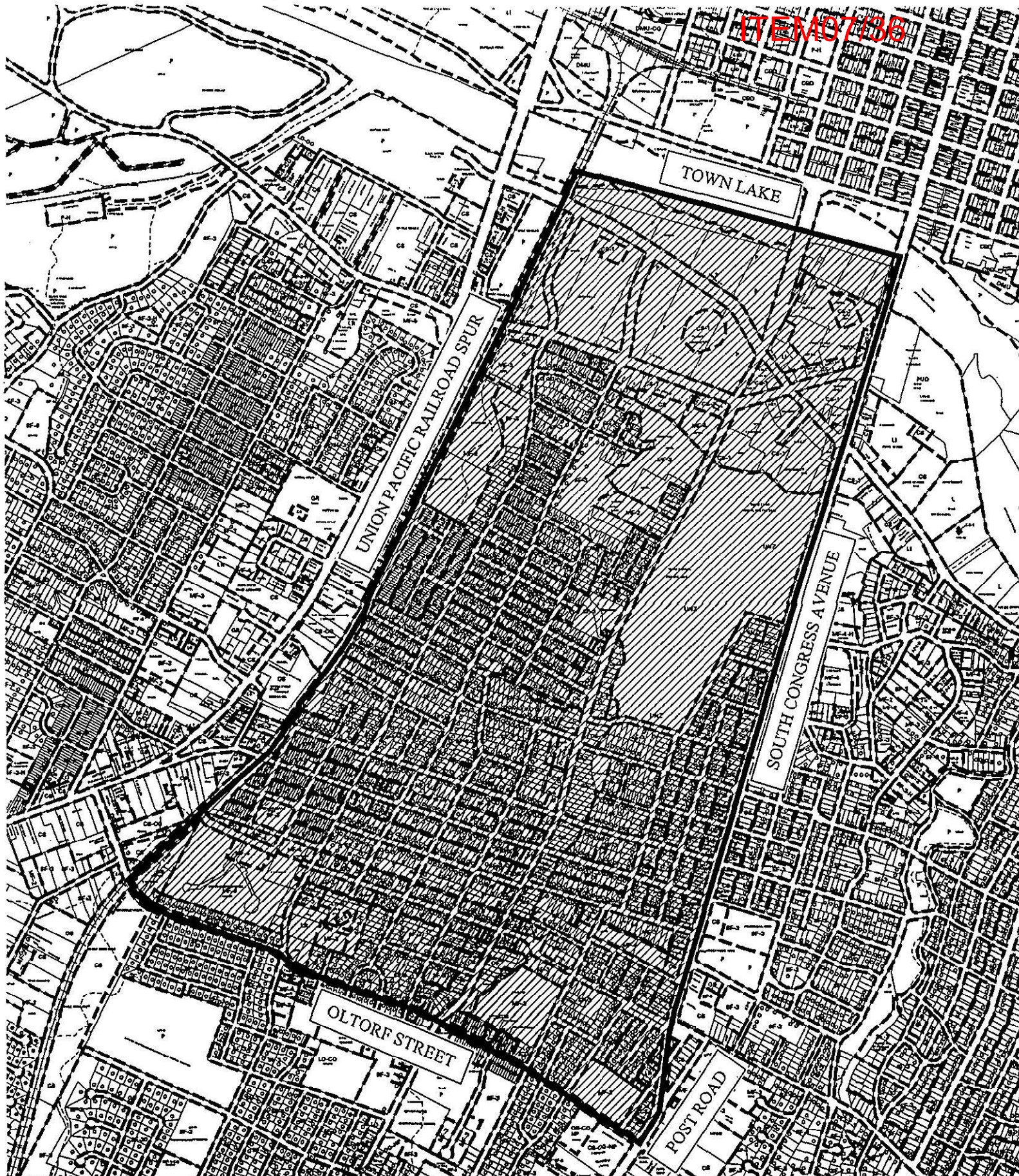
APPROVED:




Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk





SUBJECT TRACT 
PENDING CASE 
ZONING BOUNDARY 
CASE MGR: W. WALSH

CASE #: C14-02-0031
ADDRESS: BOULDIN CREEK
NEIGHBORHOOD PLANNING AREA
SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 02-03
INTLS: SM

CITY GRID
REFERENCE
NUMBER
J20-22,H20-2
2

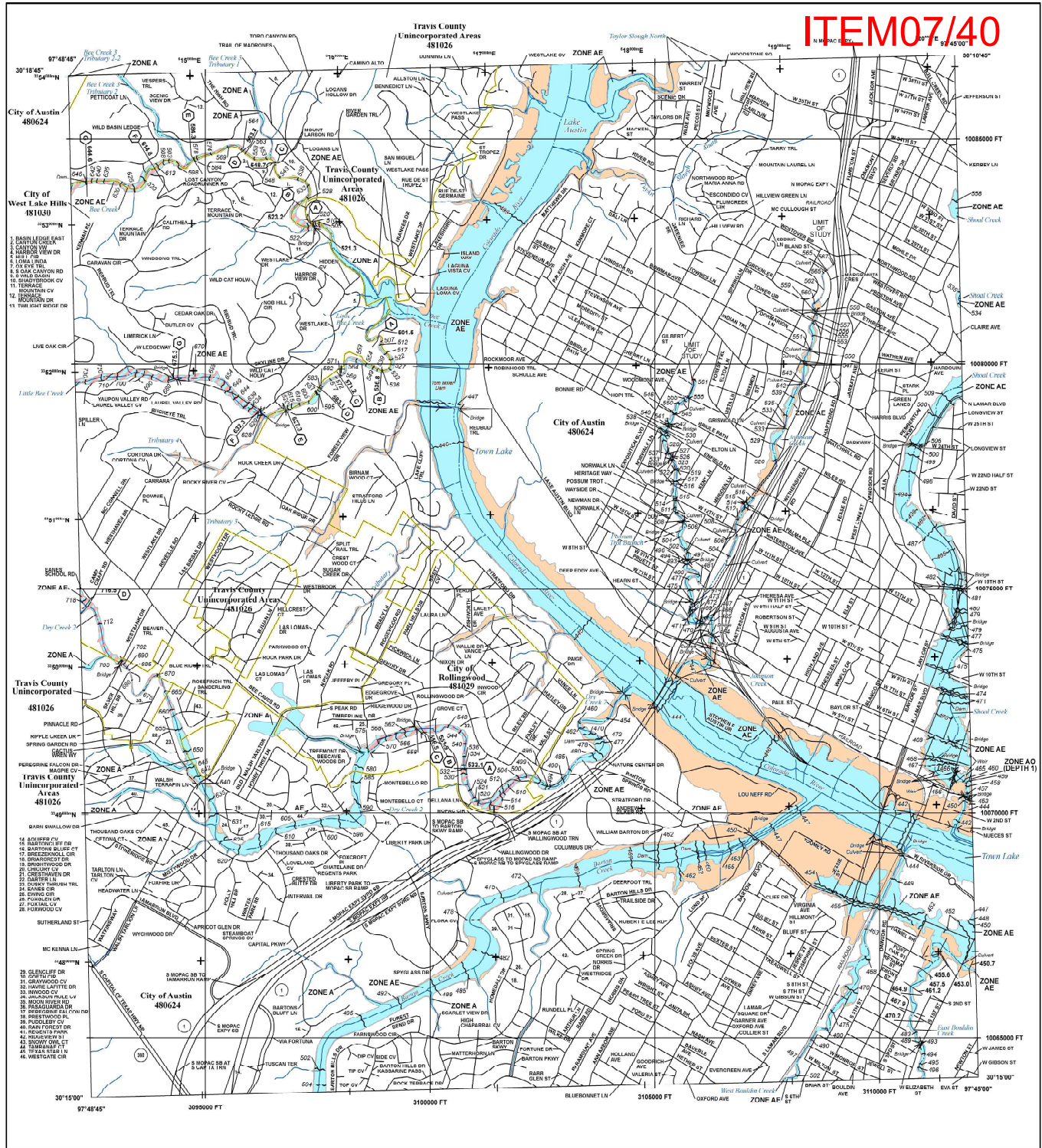


Exhibit 3 - Plat

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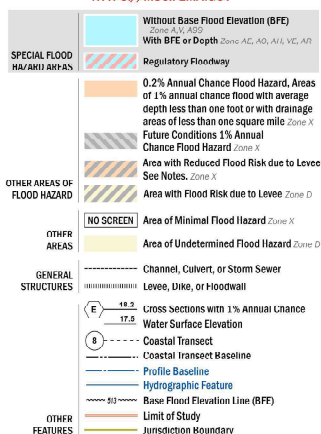


Exhibit 4 – FEMA Firm Panel



FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://WWW.FEMA.GOV](https://www.fema.gov)



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-HELP (1-877-362-7627) or visit the FEMA Flood Risk Service Center website at <https://www.fema.gov>. Publications products may include previously issued maps of the same area. Flood Insurance Study reports and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

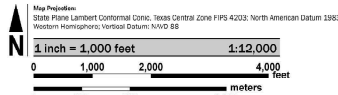
Communities appearing on or adjacent to FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be obtained directly from the Flood Map Service Center at the number listed below.

For community and countywide map data refer to the Flood Insurance Study Report for the jurisdiction.

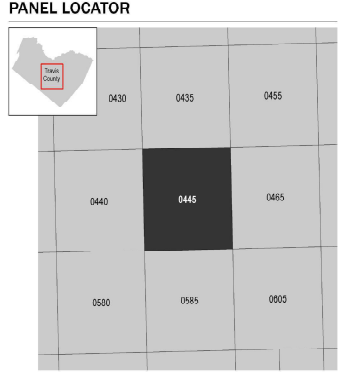
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-426-8626.

Base map information shown on this FIRM was derived from digital data obtained from City of Austin dated 2016, NHD, dated 2014, and CAPOCS dated 2014 and 2016.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

TRAVIS COUNTY, TEXAS

Panel 445 of 730

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN, CITY OF	480024	0445	K
ROLLINGWOOD, CITY OF	480029	0445	K
TRAVIS COUNTY	480028	0445	K
WEST LAKE HILLS, CITY OF	480020	0445	K

Panel Contains:

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes, Zone X
- Area with Flood Risk due to Levee Zone D
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

VERSION NUMBER
2.3.3.3

MAP NUMBER
484530445K

MAP REVISED
JANUARY 22, 2020

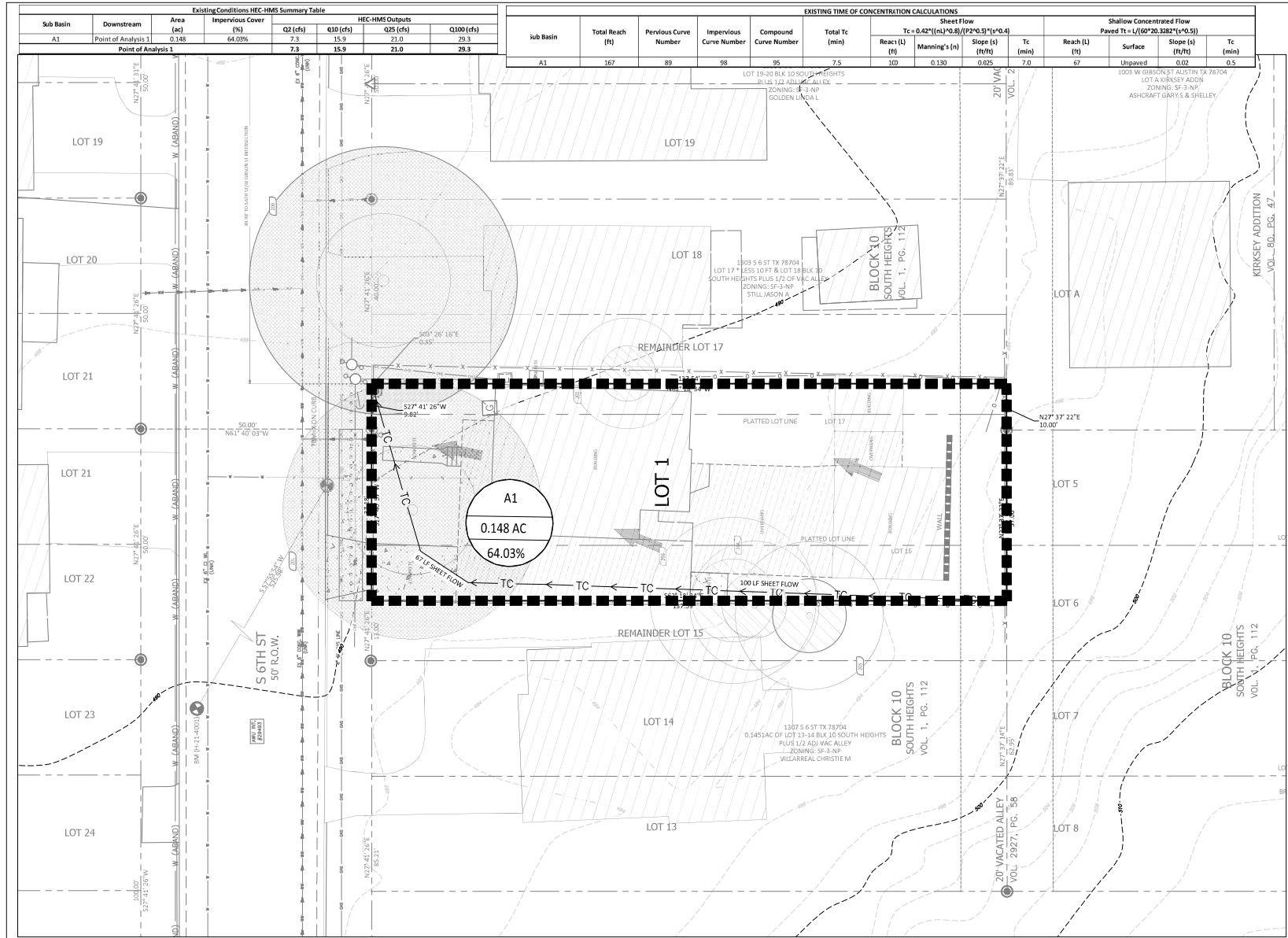


Exhibit 5 – Existing and Proposed Drainage
Area Maps

Plot Date: 09/05/2023 @ 8:27 AM



D:\Projects\A130 - 1305 S 6th St Plot\CH\Construction Drawings\Sheets\EXISTING DRAINAGE AREA MAP.dwg



FLOODPLAIN NOTE:
ACCORDING TO CITY AND FEMA FLOODPLAIN MAPS, 100- OR 24- YEAR FLOODPLAIN IS NOT PRESENT WITHIN THE PROJECT BOUNDARY.

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 TRAVIS COUNTY SAFETY CENTER AT 800-844-8377 AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY EXCAVATION OR UTILITY WORK.

DRAINAGE NOTES:
1. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-844-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

EXISTING TIME OF CONCENTRATION CALCULATIONS																	
Sub Basin	Total Reach (ft)	PerVIOUS Curve Number	Impervious Curve Number	Compound Curve Number	Total Tc (min)	Sheet Flow				Shallow Concentrated Flow							
						$T_c = 0.42 \cdot ((L^{0.9} \cdot S^{0.5}) / (P^{0.5} \cdot V^{0.5})) \cdot (1 + 0.4)$				$Paved T_c = L / (60 \cdot 20 \cdot 3.282 \cdot (0.5))$							
						Reach (ft)	Manning's (n)	Slope (ft/ft)	Tc (min)	Reach (ft)	Surface	Slope (ft/ft)	Tc (min)				
A1	167	89	68	95	7.5	167	0.130	0.025	7.0	67	Unpaved	0.02	0.5				

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EXISTING CONTOUR LINE
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING
- STORM DRAIN LINE
- WATER LINE
- WASTEWATER LINE
- OVERHEAD ELECTRIC
- GAS LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- BACKFLOW PREVENTER
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN AREA INLET
- TRANSFORMER
- AIR CONDITIONER UNIT
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- SIGN
- SURVEY ROD/NAI
- BENCHMARK
- TREE W/ TAG
- TREE - REMOVE
- DRAINAGE AREA
- DRAINAGE AREA NAME
- AREA/AC %
- FLOW DIRECTION

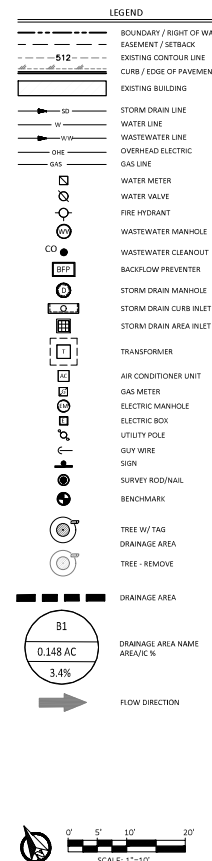


NEILAS RESUBDIVISION
1305 S 6TH STREET
AUSTIN, TRAVIS COUNTY, TEXAS: 78704
EXISTING DRAINAGE AREA MAP

SHEET
06
OF 10

C81-2023-XXXX.OA

PROPOSED TIME OF CONCENTRATION CALCULATIONS												
Sub Basin	Total Reach (ft)	Pervious Curve Number	Impervious Curve Number	Compound Curve Number	Sheet Flow				Shallow Concentrated Flow			
					Total Tc (min)	Reach (ft)	Manning's (n)	Slope (ft/ft)	Tc (min)	Reach (ft)	Surface Slope (ft/ft)	Tc (min)
R1	167	84	68	90	7.5		0.130	0.025			1.96	



ATTENTION:

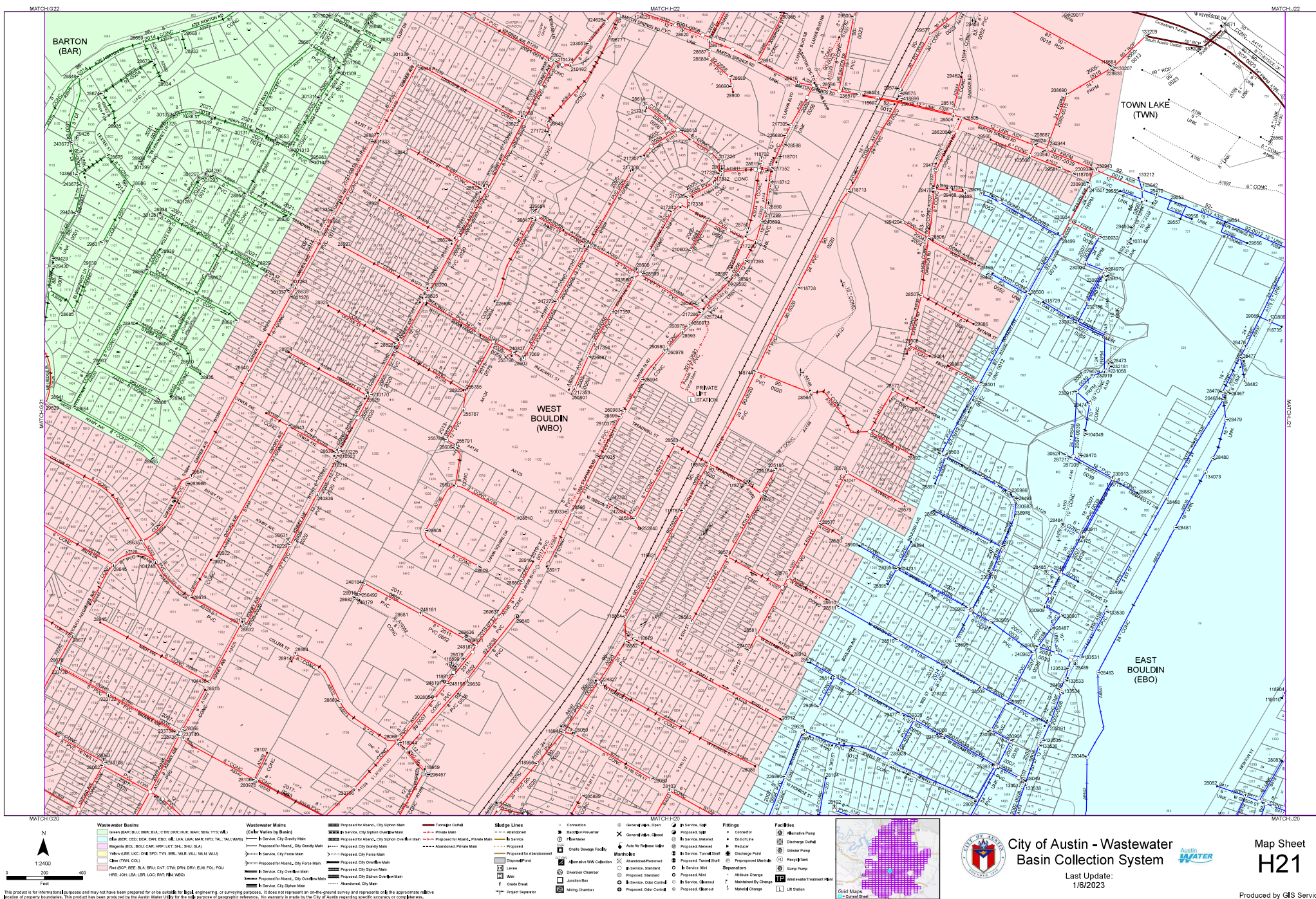
THE EXISTING UTILITIES INDICATED ON THESE PLANS ARE SHOWN IN AN APPROXIMATE WAY. ONLY UTILITIES WERE LOCATED, IN PART, BASED ON RECORD DRAWINGS, WHICH MAY BE INACCURATE OR INCOMPLETE.

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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 800-346-8377 AT LEAST TWO



Exhibit 6 – Water and Wastewater Maps





PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2023-0027

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; July 10th, 2023

Adam Compair
Your Name (please print)

☒ I am in favor
☐ I object

1101 Jewell Street
Your address(es) affected by this application

[Signature]
Signature

7/8/23
Date

Daytime Telephone: 201-519-4429

Comments:

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: Elaine.Ramirez@austintexas.gov

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Fwd: Case Number C15-2023-0027
Date: Thursday, July 6, 2023 3:17:51 PM
Attachments: [cidD2B17DAA-11A9-4D46-9E1E-2DC87F956E02.pdf](#)

You don't often get email from christievillarreal@sbcglobal.net. [Learn why this is important](#)

External Email - Exercise Caution

Elaine - resubmitting comments for the upcoming, rescheduled July 10, 2023 hearing. Please confirm receipt.

Thank you,
Christie Villarreal


Sent from my iPhone

Begin forwarded message:

From: Christie Villarreal <[REDACTED]>
Date: June 9, 2023 at 2:42:59 PM CDT
To: elaine.ramirez@austintexas.gov
Subject: Case Number C15-2023-0027

Attn: Elaine Ramirez
Board of Adjustment hearing scheduled for June 12, 2023.

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

PUBLIC HEARING INFORMATION	
<p>Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.</p> <p>During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.</p> <p>A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.</p> <p>An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:</p> <ul style="list-style-type: none"> • delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or • appearing and speaking for the record at the public hearing; <p>and:</p> <ul style="list-style-type: none"> • occupies a primary residence that is within 500 feet of the subject property or proposed development; • is the record owner of property within 500 feet of the subject property or proposed development; or • is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development. <p>A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.</p> <p>For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.</p>	
<p>Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.</p>	
<p>Case Number: C15-2023-0027 Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov Public Hearing: Board of Adjustment; June 12th, 2023</p>	
<p>Christie Villarreal Your Name (please print)</p>	
<p>1307 S 6th St, Austin, TX 78704 Your address(es) affected by this application</p>	
<p> Signature</p>	
<p>Daytime Telephone: 512-354-4544 Date: 6/9/2023</p>	
<p>Comments: I'm the property owner of 1307 S 6th St, Austin, TX. I would like confirmation from the City and applicant that any proposed building at 1305 S 6th St (next door) will be: (1) in accordance with the City of Austin's setback requirements and zoning ordinances, and (2) with the setback based off the shared boundary line noted in AmeriSurveyors survey dated 2/20/23 (provided by JP Sullivan) and NOT based off my wooden fence (between these 2 lots) that sits on my property. My wooden fence is within my property and located just off the boundary line at certain points (as seen on the survey), but the wooden fence does NOT establish the shared boundary line between these 2 lots. If you will be using this form to comment, please return it via e-mail to: Elaine Ramirez; 512-974-2202. Scan & Email to: elaine.ramirez@austintexas.gov</p>	

Elaine, I'm restating what is in the attached form below. The referenced AmeriSurveyors survey is attached as well.

Thank you,
 Christie Villarreal
 1307 S. 6th Street
 Austin, TX 78704

I'm the property owner of 1307 S 6th St, Austin, TX. I would like confirmation from the City and applicant that any proposed building at 1305 S 6th St (next door) will be: (1) in accordance with the City of Austin's setback requirements and zoning ordinances, and (2) with the setback based off the shared boundary line noted in the AmeriSurveyors survey dated 2/20/23 (provided by JP Sullivan) and NOT based off my wooden fence (between these two lots) that sits on my property. My wooden fence is within my property and located just off the boundary line at certain points (as seen on the survey), but the wooden fence does NOT establish the shared boundary line between these two lots.

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Public Hearing on July 10th: 1305 S 6th Street
Date: Monday, July 10, 2023 4:48:02 PM

You don't often get email from still.jasonstill@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

Hi Elaine,

I have mentioned this issue to the owners of the house (Manuel and Velia), but they were older, and didn't respond when I mentioned the property line issue. My property is already only 40 feet in width and the fence owned by the Castillo's is on my property, quite a bit in the front, including their HVAC unit.

I will not approve of any property variances unless the owners agree to move the fence to the official property line.

Thanks,
 Jason Still

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<p>Case Number: C15-2023-0027 Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov Public Hearing: Board of Adjustment; July 10th, 2023</p>	
<p><u>Jason Still</u> Your Name (please print)</p>	<p><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</p>
<p><u>1303 S 6th St</u> Your address(es) affected by this application</p>	<p><u>7/10/2023</u> Date</p>
<p><u>Jason Still</u> Signature</p>	<p><u>512-619-5975</u> Daytime Telephone</p>
<p>Comments:</p> <p><u>My house already has a small lot. The current owners have a fence on my property line.</u></p> <p><u>I will only approve if the owners move their fence to respect the property line.</u></p>	
<p>If you will be using this form to comment, please return it via e-mail to:</p> <p>Elaine Ramirez; 512-974-2202 Scan & Email to: Elaine.Ramirez@austintexas.gov</p>	