

## ITEM03/1-PRESENTATION

Case #C15-2025-0036  
12302 Split Rail Parkway  
Speaker: Josh Myers

1. Requesting reduction of front setback from 25' to 5' to allow a carport to remain.
2. Carport over existing driveway on the side of the home.
3. Due to the layout of the lot it was not possible for the original builder to comply with the required 25' setback at the actual front of the home so the side of the home was called the "front" and the front of the home was called the "side" which allowed the builder to reduce the setback at the actual front of the home to fit on the lot. Due to this the actual side of the home, where the driveway and carport are located, is considered the front of the home.
4. Other homes in the area have carports located within the front 25' setback.
5. Neighbors support allowing to remain.



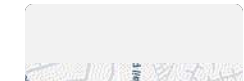


12302 Split Rail Pkwy is uniquely oriented as the only home on block 2 with the front of the home facing east.

Google Maps



Image capture: Jan 2025 © 2025 Google







2009 - Code Violation for carport at 11002 Rustic Manor Ln closed by inspector Kelly Stillwell. Carport is legal, non-compliant.

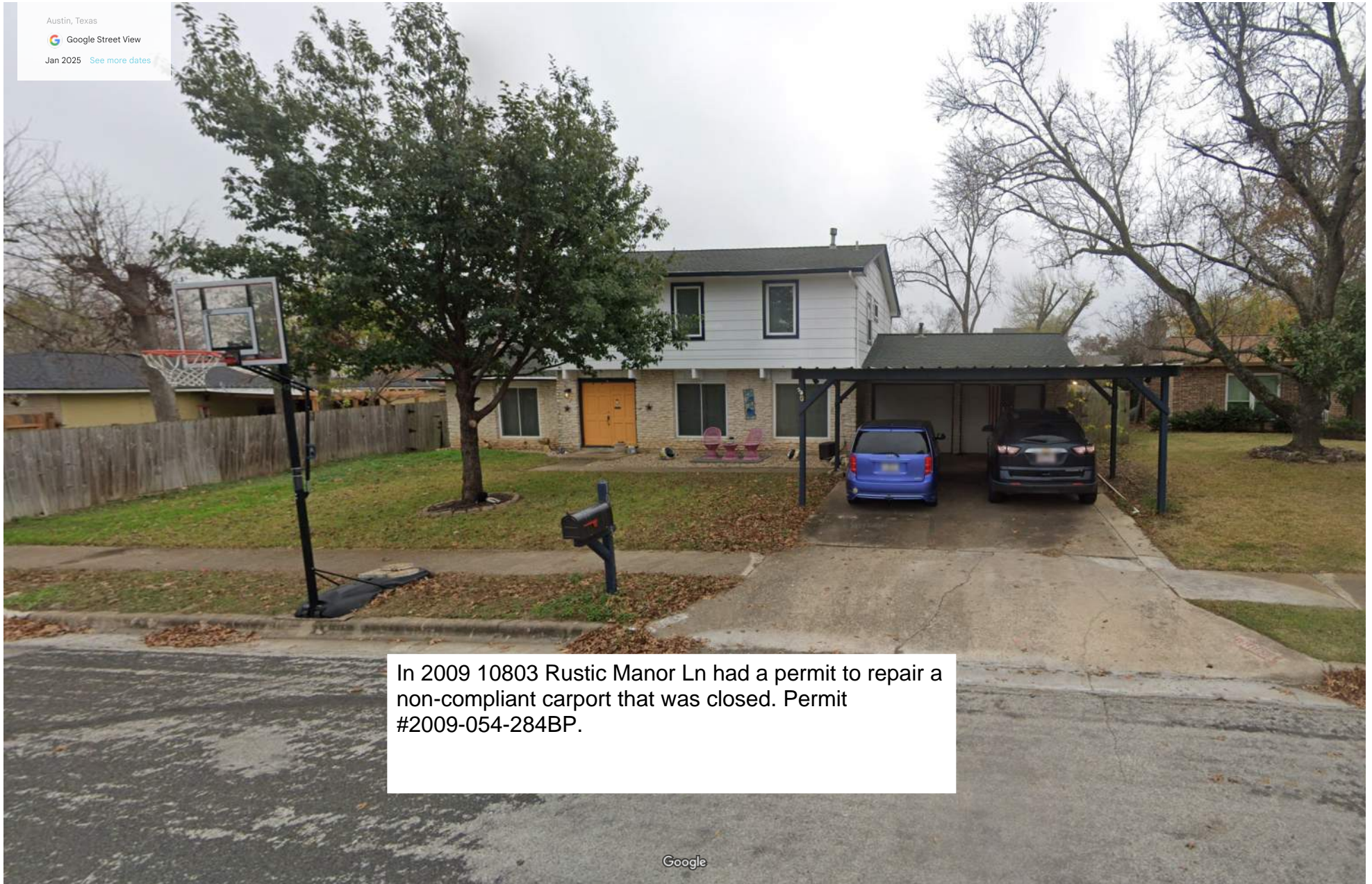
Google

Image capture: Oct 2013 © 2025 Google

Austin, Texas

Google Street View

Jan 2025 See more dates



In 2009 10803 Rustic Manor Ln had a permit to repair a non-compliant carport that was closed. Permit #2009-054-284BP.

Google

Image capture: Jan 2025 © 2025 Google