BOA GENERAL REVIEW COVERSHEET

CASE: C15-2026-0044

BOA DATE: Monday, November 9th, 2026

ADDRESS: 2106 E 8th St

COUNCIL DISTRICT: 1

OWNER: Avery Construction, LLC

AGENT: Billy Blackburn

ZONING: SF-3-NP (Central East Austin)

LEGAL DESCRIPTION: LOT 15 BLK 22 GRANDVIEW PLACE

VARIANCE REQUEST: LDC, Section 25-2-492 *(Site Development Regulations) (D)* **&** Section 25-2-943 *(Substandard Lot)* from lot size requirements decrease the minimum lot size from 5,750 square feet (required) to 5,627 square feet (requested)

SUMMARY: erect a Two-Unit Residential Use

ISSUES: protected-sized trees, skewed lot shape, & overhead lines

	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 Neighborhoods Council
Blackshear-Prospect Hill
Central Austin Concerned Architects
Del Valle Community Coalition
East Austin Conservancy
El Concilio Mexican-American Neighborhoods
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Organization of Central East Austin Neighborhoods
Overton Family Committee
Preservation Austin

October 23, 2026

Billy Blackburn
2106 E 8th St
Austin TX, 78702

Property Description: LOT 15 BLK 22 GRANDVIEW PLACE

Re: C15-2026-0044

Dear Billy,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from – LDC 25-2-492 and LDC 25-2-943 at address 2106 E 8th St., Austin, Texas, 78702.

https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART1GEPR_S25-2-472BOADVAAU

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. All signage will need to stay out of Austin Energy easements and 5' from existing underground electric lines. 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.

Ashleigh Woolf, Project Assistant
Austin Energy
Infrastructure Support Services
4815 Mueller Blvd
Austin, TX 78723
512-972-8400

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 # **C15-2026-0044** ROW # **13781015** Tax # **0205101015**

Section 1: Applicant Statement

Street Address: 2106 E. 8th Street, Austin, Texas 78702

Subdivision Legal Description:

Lot 15, Block 22, Grandview Place, according to the map or plat thereof recorded in Volume 3, Page 17, Plat Records, Travis County, Texas (TCAD Parcel 193434)

Lot(s): 15 Block(s): 22

Outlot: N/A Division: N/A

Zoning District: SF-3-NP (Central East Austin NP)

Council District: 1

I/We Billy Blackburn on behalf of myself/ourselves as authorized agent for Avery Construction LLC (dba Avery Building Company) affirm that on Month September, Day 29, Year 2026, 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: Two-Unit Residential use (two dwelling units) replacing the existing 1920 single-family house

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

LDC Section 25-2-492 (Site Development Regulations) and Section 25-2-943 (Substandard Lot) (B)(2)(a), as applicable, to decrease the minimum lot size from 5,750 square feet (required) to 5,627 square feet (requested), in order to erect a Two-Unit Residential use (two dwelling units) in an SF-3-NP zoning district.

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:

SF-3 zoning allows two dwelling units on a standard lot, and the NP combining district and current City housing policy encourage this kind of modest infill. Lot 15 was created by the original Grandview Place plat (Vol. 3, Pg. 17), and a sealed 2026 boundary survey measures it at 5,627.85 sq. ft. That is about 122 sq. ft. (2.1%) short of the 5,750 sq. ft. standard lot. The owner did not create this shortfall, and it is the only thing that limits the property to one unit. Other SF-3 lots of standard size in the area can build two units. Directly across the street, 2103, 2107 and 2109 E. 8th each have a City-permitted second dwelling unit, and 814 Prospect Ave., at the end of that block, was permitted as a two-unit residential use in 2025. Denying this lot a second unit over roughly 122 sq. ft. withholds an entitlement that neighboring conforming lots enjoy.

Hardship

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

The lot has several physical constraints that work together. (1) Its platted area is 122 sq. ft. under the standard, and it is only 45 ft. wide. (2) The 2026 survey shows nine trees, including three multi-stem hackberries (tags 13, 14 and 16). Their critical root zones cover both front corners and the middle of the east side, and construction may not occur within the 1/2 critical root zone. (3) The lot is a skewed parallelogram, not a rectangle. Its side lines meet E. 8th St. at about 97 and 83 degrees. (4) Overhead electric lines run along the east line and the rear alley. Together, these push the buildable area into a narrow, angled band in the center of the lot.

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

Other lots in Grandview Place share the original narrow plat. What sets this lot apart is the combination of its below-standard area with protected-size trees at both front corners and along the east side, a skewed lot shape, and overhead lines on two sides. Many nearby lots were built out decades ago, before tree protection and current utility clearances applied. Others have since been redeveloped without these constraints. The hardship comes from this lot's physical conditions, not from financial or personal reasons.

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 request is small: 122 sq. ft., about 2% of the standard. Two dwelling units on one lot is already the established pattern here. City permit records show second dwelling units directly across the street at 2103 E. 8th (2022), 2107 E. 8th (2017) and 2109 E. 8th (2017), a secondary dwelling at 2111 E. 9th (2018) and a two-unit residential project at 814 Prospect Ave. (2025), both on the block directly across E. 8th. Additional two-unit properties are visible along E. 8th, including 1903, 1907, 2015 A/B, 2406, 2412 and 2414. The owner also has a City-approved (2025) two-unit SF-3-NP project at 2312 E. 10th St. The project will be designed around the protected trees and at a scale consistent with neighboring two-unit homes, and the 15-ft. rear alley provides an additional access option. The variance matches the existing block pattern and does not affect any adjacent property's use.

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: Signed by: Billy Blackburn 2B58B59FF7BB41C... Date: 9/29/2026

Applicant Name (typed or printed): Billy Blackburn, Broker and Development Consultant

Applicant Mailing Address: 18 Pillow Rd.

City: Austin State: TX Zip: 78745

Phone (will be public information): [redacted]

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: DocuSigned by: Alan Avery 8720EAEFCC734D5... Date: 9/29/2026

Owner Name (typed or printed): Avery Construction LLC, by Alan Avery

Owner Mailing Address: 5321 Downs Dr.

City: Austin State: TX Zip: 78721

Phone (will be public information): [redacted]

Email (optional – will be public information): [redacted]

Section 5: Agent Information

Agent Name: Billy Blackburn, Broker and Development Consultant

Agent Mailing Address: 18 Pillow Rd.

City: Austin State: TX Zip: 78745

Phone (will be public information): [redacted]

Email (optional – will be public information): [redacted]

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).

Section 2, Findings: supporting detail continued on the next page.

Additional Space (continued)

LOT AREA DOCUMENTATION (Section 1 / LDC field)
- Celco Surveying, Plan No. 2026-3248, June 15, 2026 (George E. Lucas, RPLS 4160): Lot 15 = 0.129 acres / 5,627.85 sq. ft.
- B&G Surveying, Aug. 8, 2007 (Victor M. Garza, RPLS 4740), field dimensions: 45.00 ft. (rear), 125.45 ft. (east), 45.42 ft. (front), 125.41 ft. (west). Computed area is about 5,630 sq. ft.
- Record plat dimensions, shown in parentheses on both surveys: 45.00 ft. x 125.43 ft. Computed area using the record bearings is about 5,600 sq. ft.
- County parcel map (estimated dimensions, 45 ft. x 126 ft.) shows about 5,670 sq. ft.; the sealed survey controls.
- All sources confirm that the lot is below the 5,750 sq. ft. standard lot. The requested 5,627 sq. ft. matches the most recent sealed survey.

TREES (Celco 2026 survey, tree list)
13 Hackberry quadruplet 12.5/12.0/9.0/8.0 in. (front east corner, at street) | 14 Hackberry triplet 14.0/8.0/6.0 in. (front west) | 15 Palm 34 in. | 16 Hackberry twin 17.0/8.5 in. (east side, mid-lot) | 17 Elm 12.5 in. | 18 Hackberry 14 in. | 19 Chinaberry 14 in. | 20 Elm 18.5 in. | 21 Hackberry 8 in. Trees 13, 14 and 16 are multi-stem trees whose measured size meets the City protected-tree threshold. The site plan will be designed to protect these trees in accordance with City tree requirements.

SITE CONDITIONS
- Frontage: 45 ft. on E. 8th Street (50 ft. ROW). 15-ft. public alley at the rear.
- Overhead electric lines run along the east property line and the rear alley. Austin Energy review is requested.
- Existing improvements: one-story wood-frame house (1920, about 1,021 sq. ft.) on pier foundation, to be removed under a separate demolition permit.

TWO-UNIT PROPERTIES NEARBY
City permit records (within 250 ft.): 2103 E. 8th - SFR + secondary apartment with alley access (2022); 2107 E. 8th - SFR + secondary apartment (2017); 2109 E. 8th - SFR + secondary apartment (2017); 2111 E. 9th - secondary dwelling unit (2018); 814 Prospect Ave. - two-unit residential, Bldgs 1 and 2 (2025).
Observed on site visit, Sept. 29, 2026 (records to follow): 1903 E. 8th Units 1-2; 1907 E. 8th Units 1-2; 2015 E. 8th A/B; 2406, 2412 and 2414 E. 8th (condominium two-unit regimes).

NEARBY TREE-PRESERVATION VARIANCE
2101 E. 9th St. (one block north): the Board approved setback variances (2014-2015) so that a protected tree could be preserved rather than removed.

PRECEDENT
C15-2021-0083, 1207 Taylor St. (Sept. 13, 2021): the Board granted, 11-0, a decrease in minimum lot size from 5,750 to 5,676 sq. ft. for a two-family use on an SF-3-NP lot with protected trees that reduced the buildable area.

ATTACHMENTS
Celco 2026 survey with tree locations; B&G 2007 survey; TCAD/tax record; proposed site plan and elevations (to be submitted); owner's approved two-unit plans at 2312 E. 10th St. for reference; photos of the site and nearby two-unit properties.

CELCO SURVEYING
REG. # 10193975
TEL: 830-214-5109

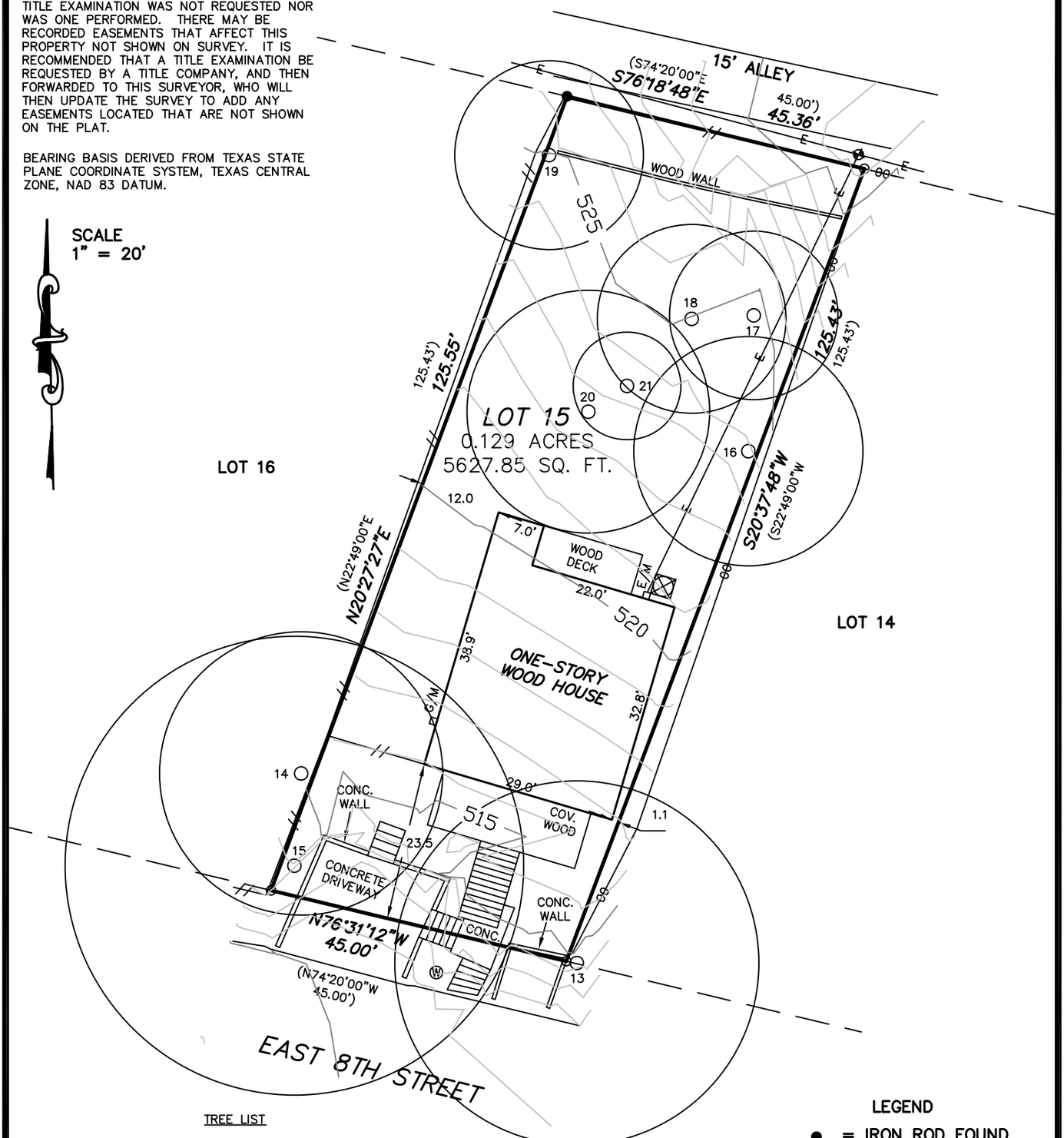
SURVEY PLAT

P.O. BOX 701267
SAN ANTONIO, TEXAS 78270
eddie@celcosurveying.com
www.celcosurveying.com

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND A TITLE EXAMINATION WAS NOT REQUESTED NOR WAS ONE PERFORMED. THERE MAY BE RECORDED EASEMENTS THAT AFFECT THIS PROPERTY NOT SHOWN ON SURVEY. IT IS RECOMMENDED THAT A TITLE EXAMINATION BE REQUESTED BY A TITLE COMPANY, AND THEN FORWARDED TO THIS SURVEYOR, WHO WILL THEN UPDATE THE SURVEY TO ADD ANY EASEMENTS LOCATED THAT ARE NOT SHOWN ON THE PLAT.

BEARING BASIS DERIVED FROM TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 DATUM.

SCALE
1" = 20'



TREE LIST

TAG #	TYPE	SIZE
13	HACKBERRY QUADRUPLET	12.5", 12.0", 9.0", 8.0"
14	HACKBERRY TRIPLET	14.0", 8.0", 6.0"
15	PALM	34.0"
16	HACKBERRY TWIN	17.0"
17	ELM	12.5"
18	HACKBERRY	14.0"
19	CHINABERRY	14.0"
20	ELM	18.0"
21	HACKBERRY	8.0"

BUILDING LINES MAY CHANGE PER CITY OR COUNTY ORDINANCE, AND SHOULD BE VERIFIED WITH THE CITY OR COUNTY PRIOR TO ANY DESIGN OR NEW CONSTRUCTION. ANY BUILDING LINES SHOWN ON SURVEY ARE ONLY AS PER RECORDED PLATS OR RESTRICTIONS, AND NOT AS PER LOCAL BUILDING OR PLANNING ORDINANCES.

LEGEND
- ● = IRON ROD FOUND
- ○ = IRON ROD SET
- ( ) = RECORD PER PLAT
- Ⓦ = WATER METER
- ⊠ = POWER POLE
- -E- = O/H POWERLINE
- -//- = WOOD FENCE
- -oo- = CHAIN LINK FENCE

ADDRESS: 2106 EAST 8TH STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 15, BLOCK 22, GRANDVIEW PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 17, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

BUYER: N/A
TITLE CO: N/A
G.F.#: N/A

LENDER: N/A

PLAN No.: 2026-3248

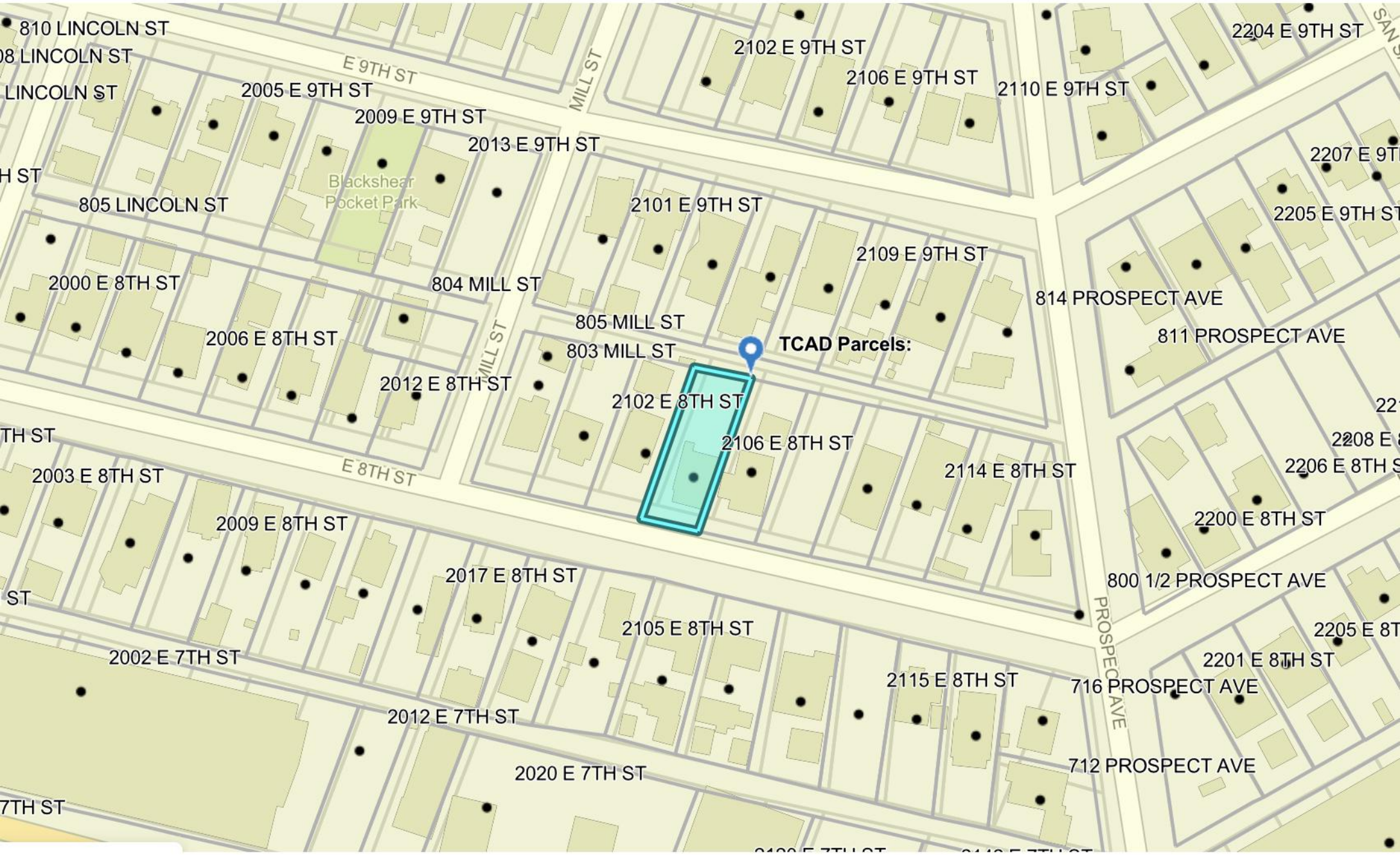
SURVEY DATE: JUNE 15, 2026

STATE OF TEXAS
REGISTERED
GEORGE E. LUCAS, JR.
7308
PROFESSIONAL
LAND SURVEYOR

GEORGE E. LUCAS, JR. R.P.L.S. 7308

2106 E. 8th St. - Surrounding Structures

Subject lot (TCAD Parcel 193434) highlighted. Lot 15, Block 22, Grandview Place. Source: Travis Central Appraisal District parcel map.



Existing structures shown as building footprints on adjacent and nearby parcels. Not to scale.

ITEM04/10

17

GRANDVIEW PLACE

AUSTIN TEXAS

The State of Texas
County of Travis
We A. J. Eilers and H. E. Ford of the State and County aforesaid do hereby adopt as a subdivision of a part of the subdivision made by us of Outlot No 10 and parts of Outlots Nos 9, 11 and 62 in Division "B" of the City of Austin Texas and dedicate for the use of the public the streets and alleys shown hereon.

A. J. Eilers
H. E. Ford.

State of Texas
County of Travis } Before me Joseph A. Stumpf a notary public in and for said State and County on this day personally appeared A. J. Eilers and H. E. Ford known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office at Austin Texas, this 8th day of December A. D. 1913.

Joseph A. Stumpf
(Notary Seal.) Notary Public Travis County, Texas.

Filed Dec 10 1913 at 9 o'clock A. M.
Recorded Dec. 10, 1913 at 10 A. M.

N.

Tillotson Institute

College Heights

Caldwell

HAMILTON AVE.

ELEVENTH STREET

TENTH STREET

NINTH STREET

EIGHTH STREET

SEVENTH STREET

CHICON

LINCOLN

HILL

MYRTLE

Subdivision

BRYAN

HOUSTON

WAYNE

WILSON

DONALDSON

FAUNTLEROY

AVENUE

STREET

SHELLEY

SAN JACINTO

RICHARDS

HARPWOOD

NORTHWESTERN

AREA - 6.29 ACRES

WEBBERVILLE RD.

Out

Mill

Property

Plaza

Limits

NOTES

These lots are a subdivision of Out lot 10, and parts of Outlots 8, 9, 11, and 62, in Division "B" of the Government Tract within the boundaries of Travis County, Texas.

At the time of this subdivision the property belonged to A. J. Eilers and H. E. Ford.

A portion of these lots are included within the corporate limits of the City of Austin, Texas, and the City Line as shown hereon, has not been located upon the ground.

o Indicates iron pipe stakes placed at block corners only. All other stakes were placed by Engineer at time of Subdivision.

PLAN No 426

Surveyed October 1913
By Orin E. Metcalfe,
Civil Engineer, Austin, Texas.
Orin E Metcalfe

(Original) Scale: One Inch = 100 Feet
(Recorded Scale) One Inch = 150 Feet

Board of Adjustment – Advance Packet

Case: C15-2026-0044 **Address:** 2106 E. 8th Street, Austin, TX 78702 **Hearing:** November 9, 2026

Owner: Avery Construction LLC (Alan Avery) **Agent:** Billy Blackburn, [redacted]

To the Members of the Board of Adjustment:

This packet supplements the application and survey on file for case C15-2026-0044. The request is a variance from LDC Sections 25-2-492 and 25-2-943 to decrease the minimum lot size from 5,750 square feet (required) to 5,627 square feet (requested) to allow a Two-Unit Residential use in an SF-3-NP district. The difference is 122 square feet, about 2% of the standard.

The attached exhibits document three points:

• **The lot's size was set in 1913, not by the owner.** Lot 15, Block 22 was created by the Grandview Place plat, filed and recorded December 10, 1913 (plat and recording date previously provided to the BOA Liaison), long before current lot standards and the March 14, 1946 substandard-lot date in Section 25-2-943.

• **Two dwelling units on one lot is the established pattern on this block.** City permit records show permitted second dwelling units directly across E. 8th Street at 2103, 2107 and 2109 E. 8th, a secondary dwelling at 2111 E. 9th, and a two-unit residential project at 814 Prospect Ave. (Exhibits A and B).

• **The Board has previously granted relief on this block to preserve trees.** At 2101 E. 9th St., setback variances were approved so that a protected tree could remain (Exhibit B).

Clarification to the application findings. The application describes 2111 E. 9th St. and 814 Prospect Ave. as being on the block across E. 8th Street, and 2101 E. 9th St. as one block north. All three are on the same block as the subject property, bounded by E. 8th St., E. 9th St., Mill St. and Prospect Ave., and share its rear alley. The variance request itself is unchanged.

Proposed design. Final plans for 2106 E. 8th St. have not yet been drawn. Exhibits C and D show the owner's comparable work, including the full City-approved plan set for a two-unit project in the same SF-3-NP zoning at 2312 E. 10th St. The design for this lot will be adapted to its dimensions and will comply with all applicable site development regulations, including setbacks, height, floor-area ratio and impervious cover.

Thank you for your consideration.

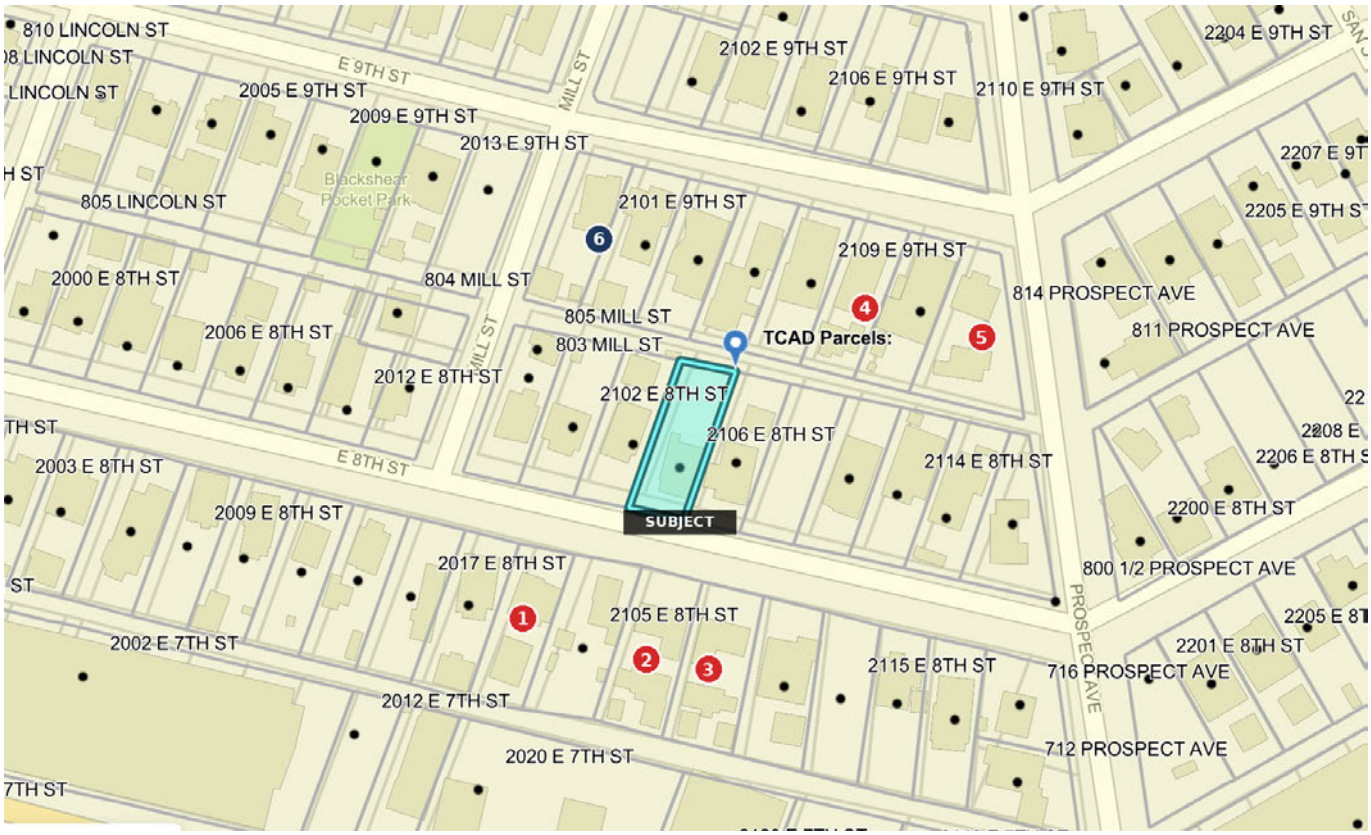
Billy Blackburn
Broker & Development Consultant, Agent for Avery Construction LLC

Contents

Exhibit	Description
A	Block map: permitted two-unit properties near the subject lot
B	City of Austin permit record summary
C	Owner's City-approved two-unit SF-3-NP plan set, 2312 E. 10th St. (9 sheets)
D	Representative design concepts by the owner (other projects)

Exhibit A – Permitted Two-Unit Properties Near the Subject Lot

Subject lot outlined. Red markers: permitted second dwelling units or two-unit uses. Blue marker: Board-approved tree-preservation variance.



Base map: Travis Central Appraisal District parcel map. Address labels on the base map are offset from their parcels; the subject parcel is the outlined lot. Marker locations are from City of Austin permit record coordinates. Not to scale.

Map #	Address	Permitted use	Location
1	2103 E. 8th St.	Single-family residence + secondary apartment (2022)	Across E. 8th St.
2	2107 E. 8th St.	Single-family residence + secondary apartment (2017)	Across E. 8th St.
3	2109 E. 8th St.	Single-family residence + secondary apartment (2017)	Across E. 8th St.
4	2111 E. 9th St.	Secondary dwelling unit (2018)	Same block
5	814 Prospect Ave.	Two-unit residential, Units 1 and 2 (2025)	Same block
6	2101 E. 9th St.	BOA setback variances to preserve a tree (2015)	Same block

Exhibit B – City of Austin Permit Record Summary

Permitted second dwelling units and two-unit uses within about 250 feet of 2106 E. 8th St., plus the Board-approved tree-preservation variance on the same block.

Address	Permit No.	Description (from City record)	Issued	Status
2103 E. 8th St.	2022-048385 BP 2022-048386 BP	New 2-story SFR with attached 1-car garage; 2-story accessory apartment [2 bed, 2.5 bath] with attached 1-car garage (alley access)	04/15/2022	Final
2107 E. 8th St.	2016-150379 BP 2016-150380 BP	New 2-story residence; 2 bdrm 2 bath 2-story secondary apartment with roof deck and attached 1-car garage	01/05/2017	Final
2109 E. 8th St.	2016-150454 BP 2016-150455 BP	New 2-story residence; 2 bdrm 2 bath 2-story secondary apartment with roof deck	01/05/2017	Final
2111 E. 9th St.	2018-166860 BP	New 825 sq. ft. secondary dwelling unit, 2/2	09/24/2018	Final
814 Prospect Ave.	2025-015622 BP 2025-015623 BP	New construction of a two-unit residential use: Unit 1 (2-story, with carport) and Unit 2 (2-story, with attached garage)	02/07/2025	Final
2101 E. 9th St.	2015-068228 BP 2015-068229 BP 2014-068818 TP	Deck and detached carport per BOA-approved setback variances; tree permit notes the owner sought the variance rather than remove a tree to be code compliant	06/23/2015	Final

Source: City of Austin issued construction and tree permit records (Austin Build + Connect), search of permits within 250 feet of the subject property, retrieved September 29, 2026. Permit details available at abc.austintexas.gov by permit number.

Exhibit C – Owner's Approved Two-Unit Plan Set, 2312 E. 10th St.

Avery Building Company, SF-3-NP two-unit residential new construction at 2312 E. 10th St. Plan set by AHS Design Group; City of Austin approval stamp dated January 24, 2025. Shown for reference only. The design for 2106 E. 8th St. will be adapted to that lot and will comply with all applicable site development regulations.

G-001 Cover Sheet



Exhibit C (continued)

AS-001 Architectural Site Plan

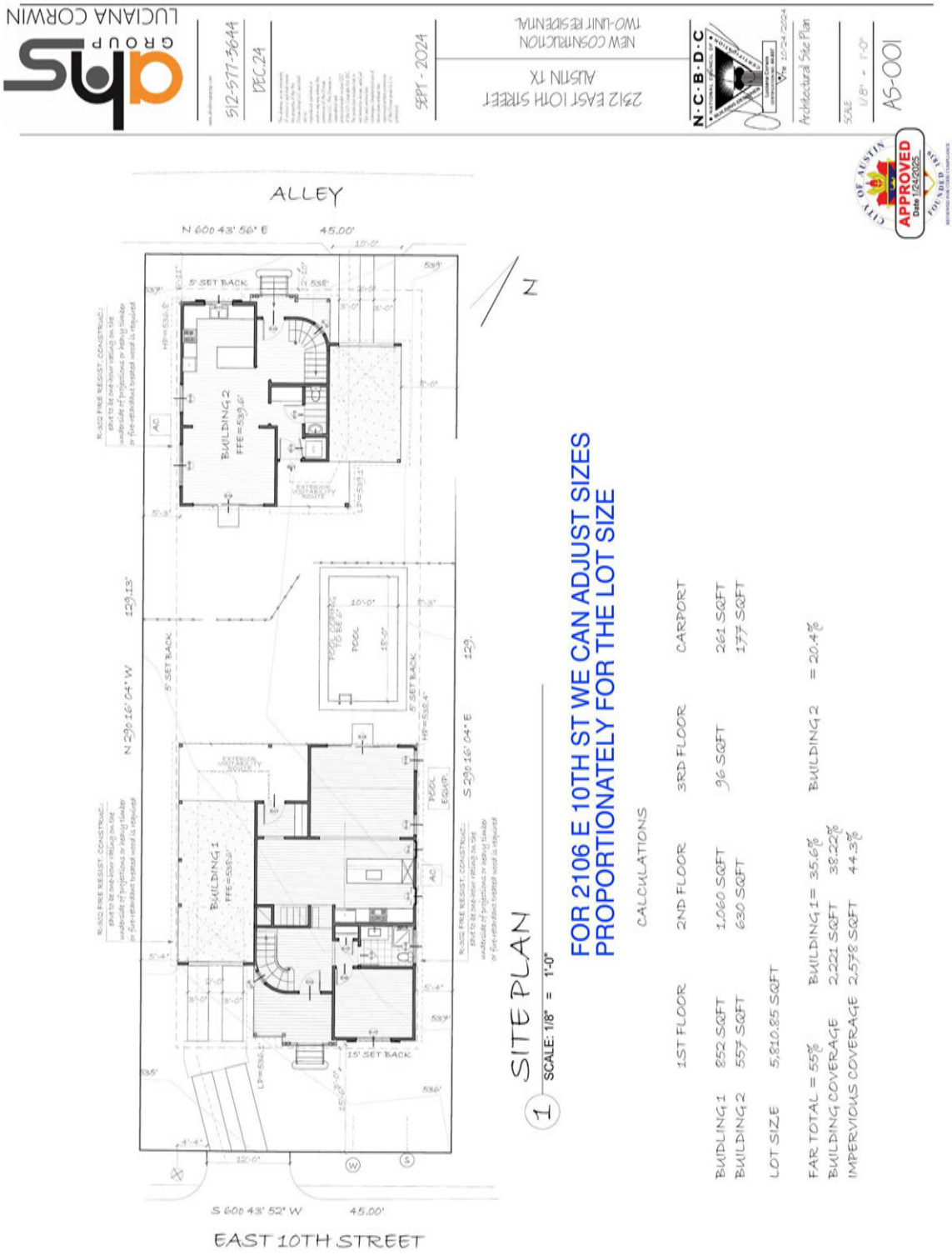


Exhibit C (continued)

AS-002 Survey

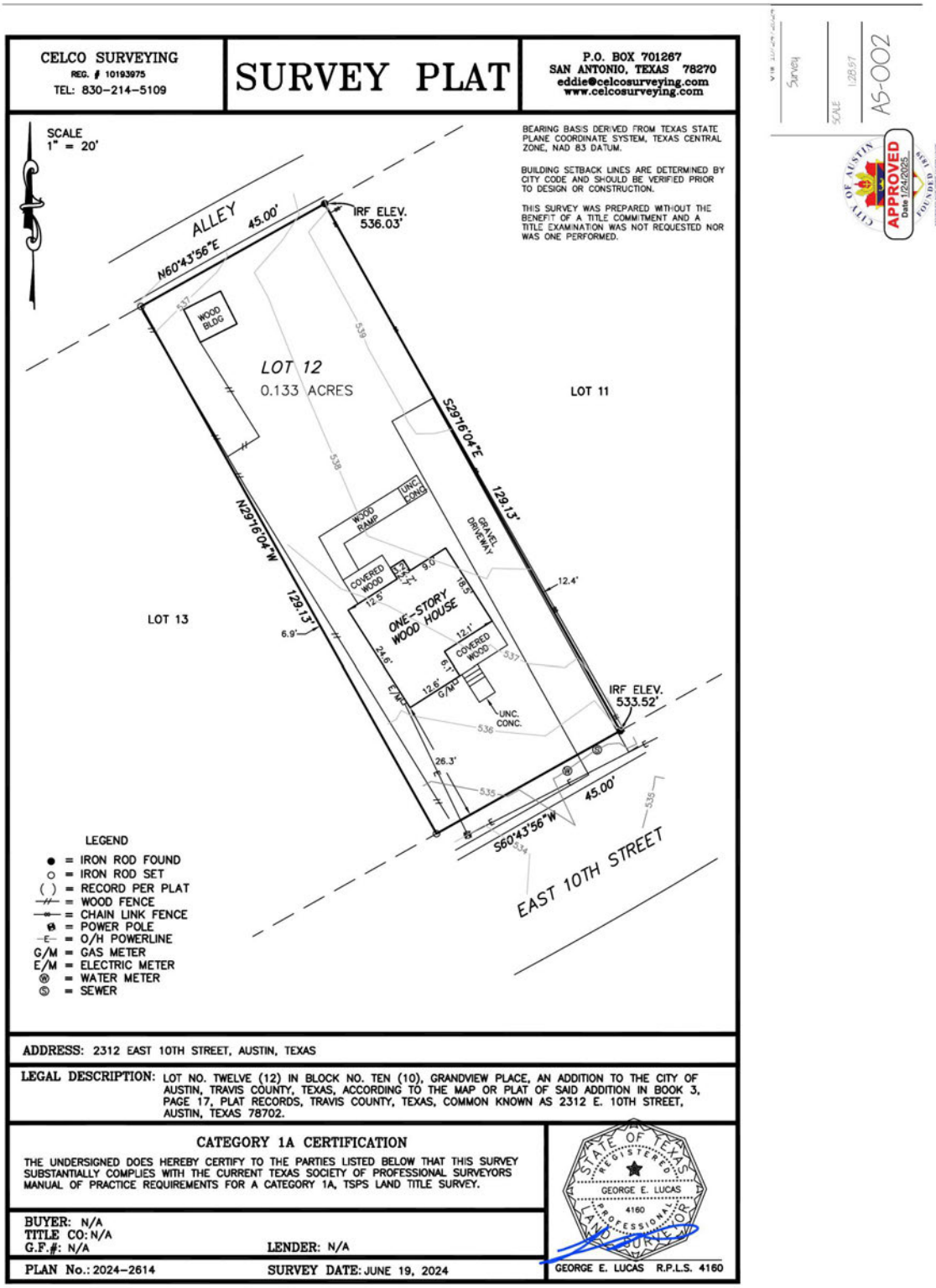


Exhibit C (continued)

A-101 Building 1 First Floor Plan

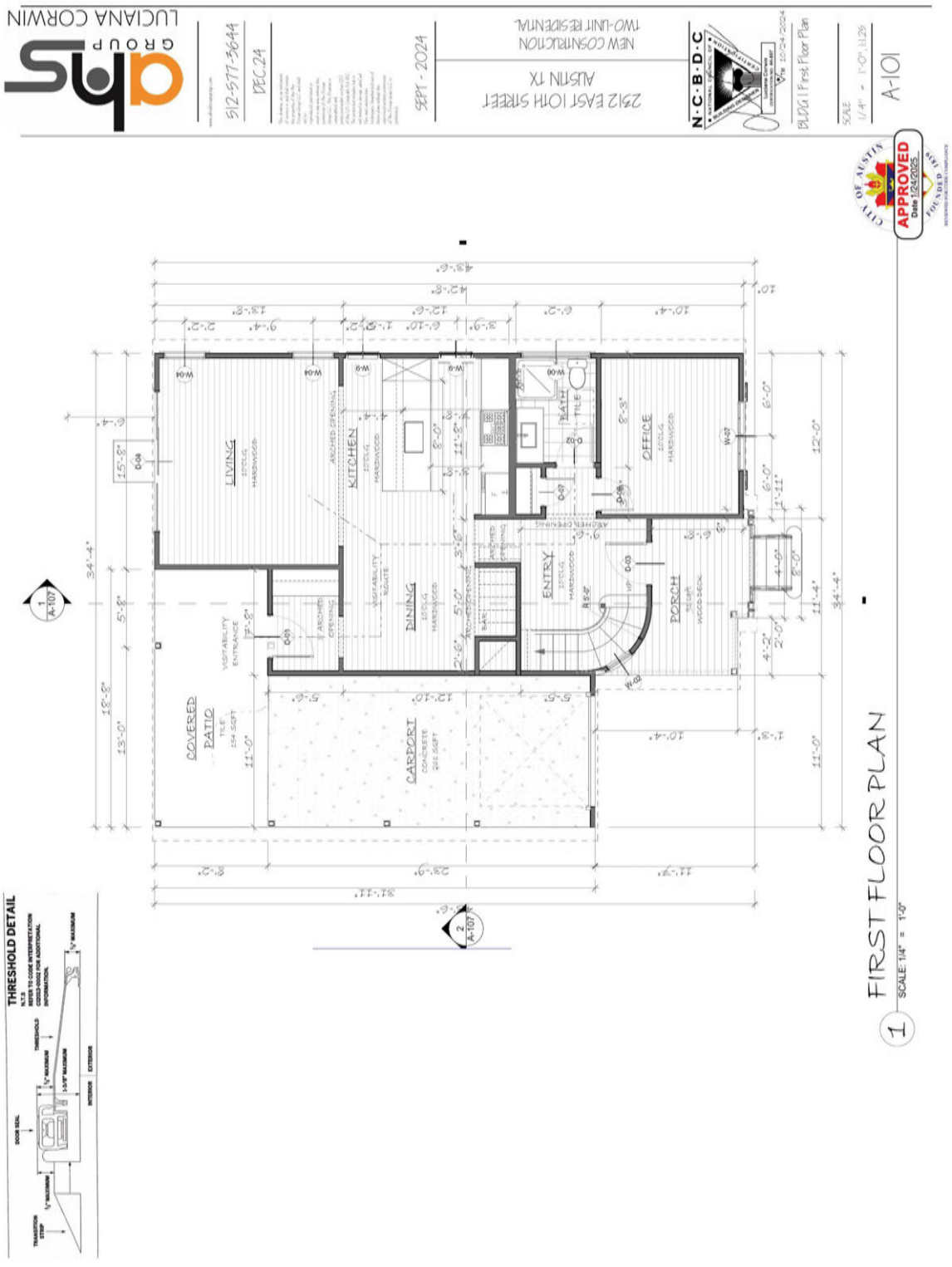


Exhibit C (continued)

A-102 Building 1 Second Floor Plan

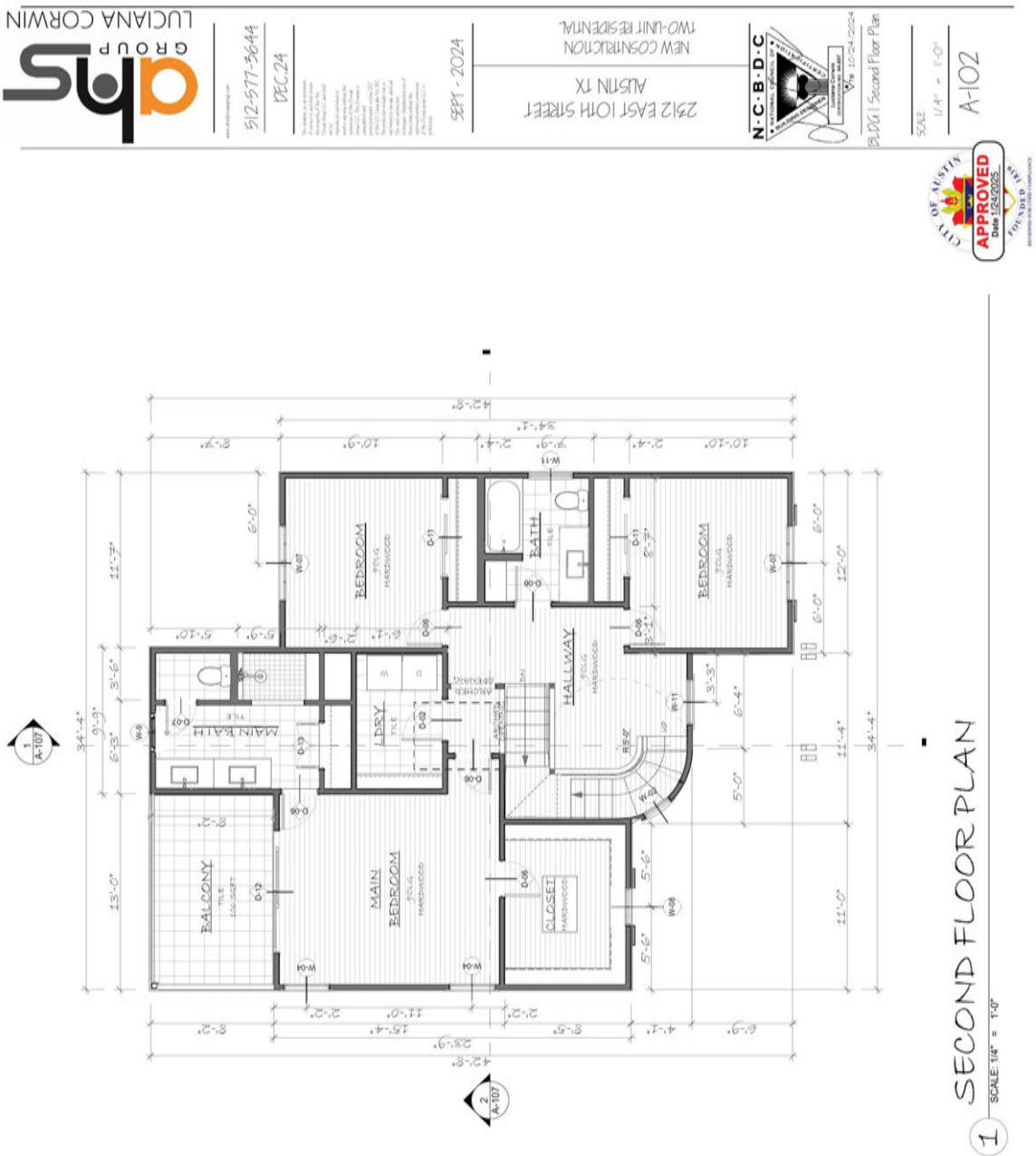


Exhibit C (continued)

A-105 Building 1 Exterior Elevations

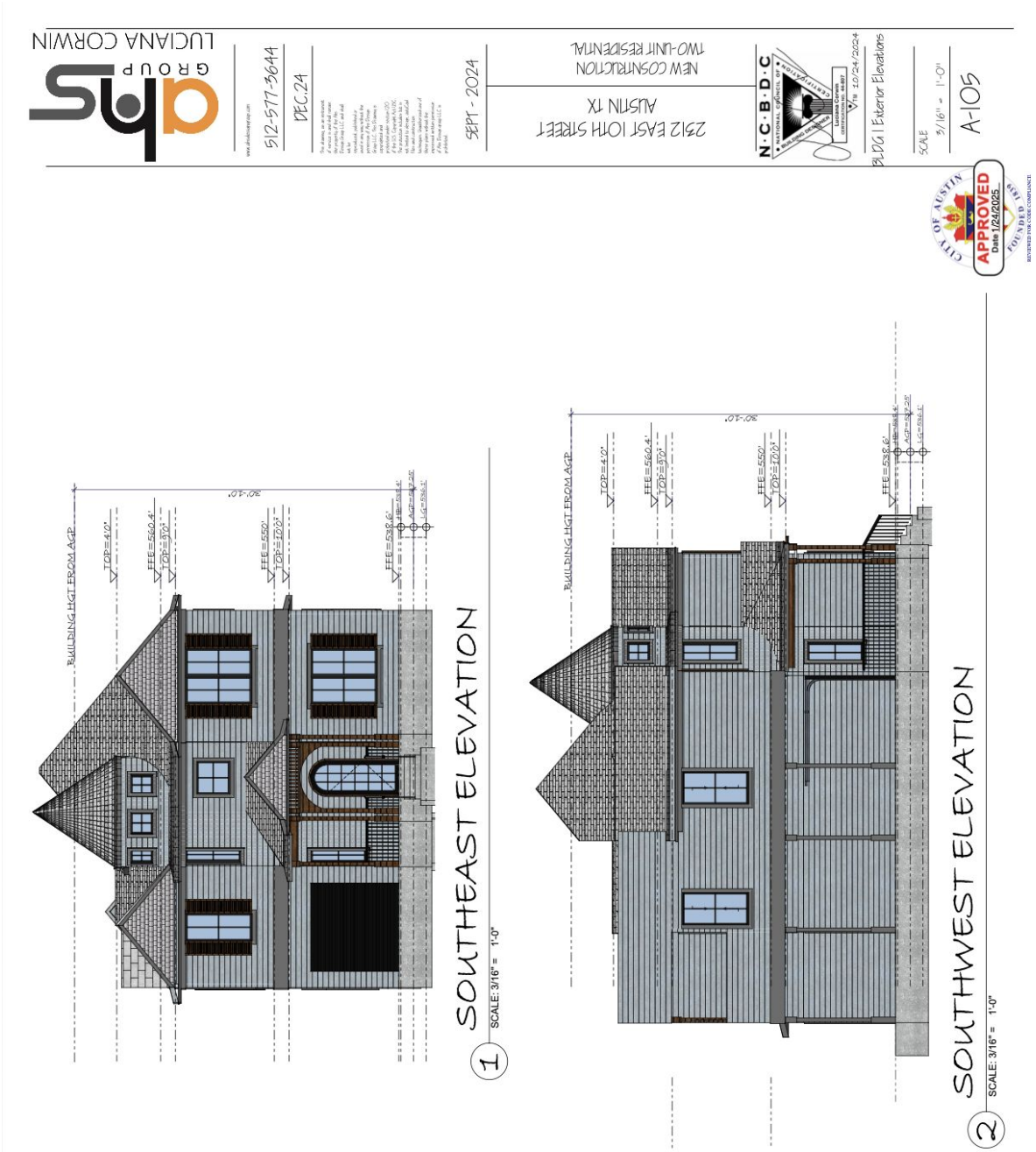
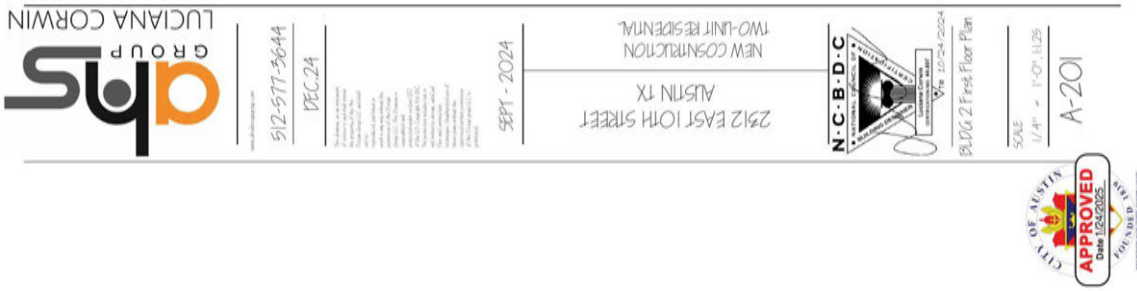
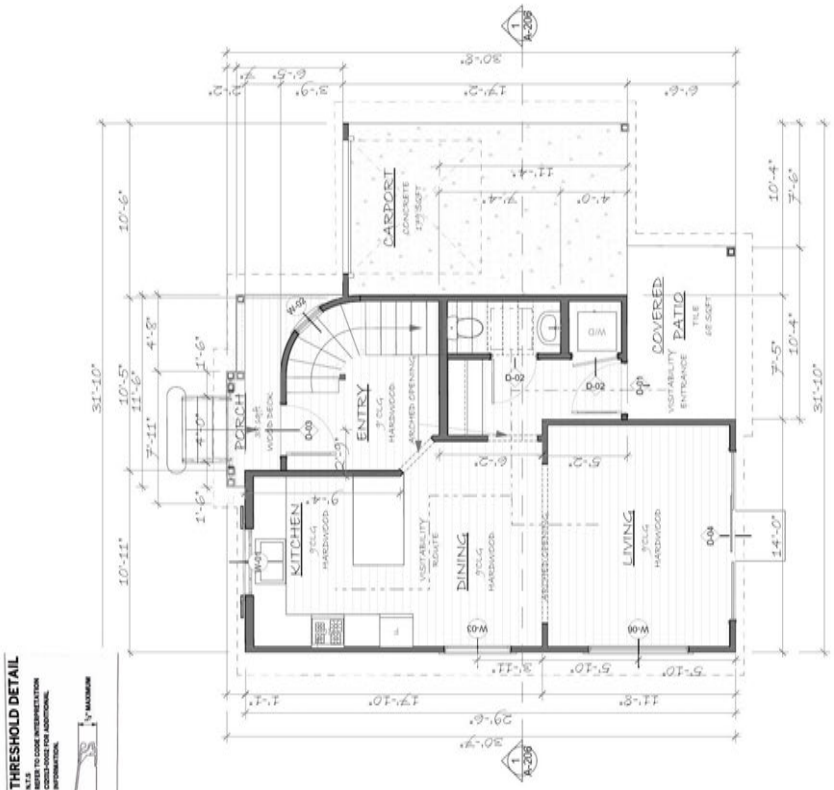


Exhibit C (continued)

A-201 Building 2 First Floor Plan





1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

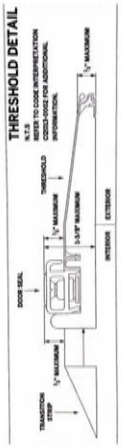
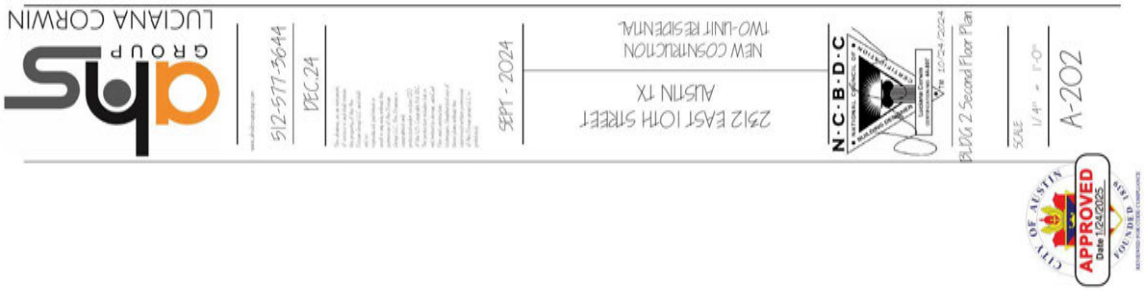
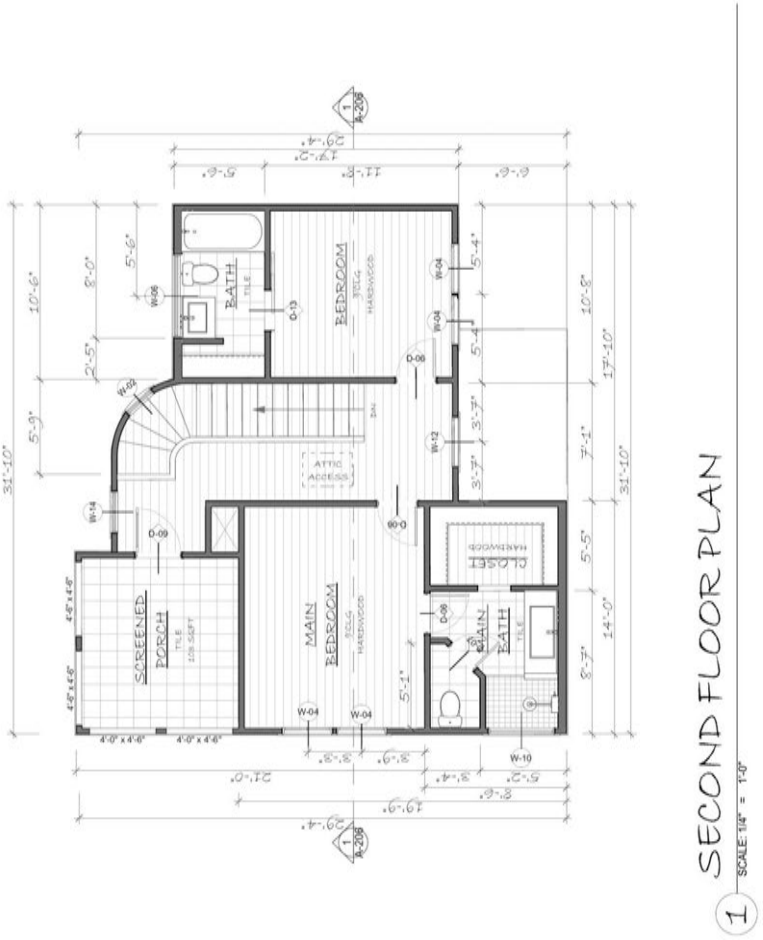


Exhibit C (continued)

A-202 Building 2 Second Floor Plan





SECOND FLOOR PLAN
1
SCALE: 1/4" = 1'-0"

Exhibit C (continued)

A-204 Building 2 Exterior Elevations

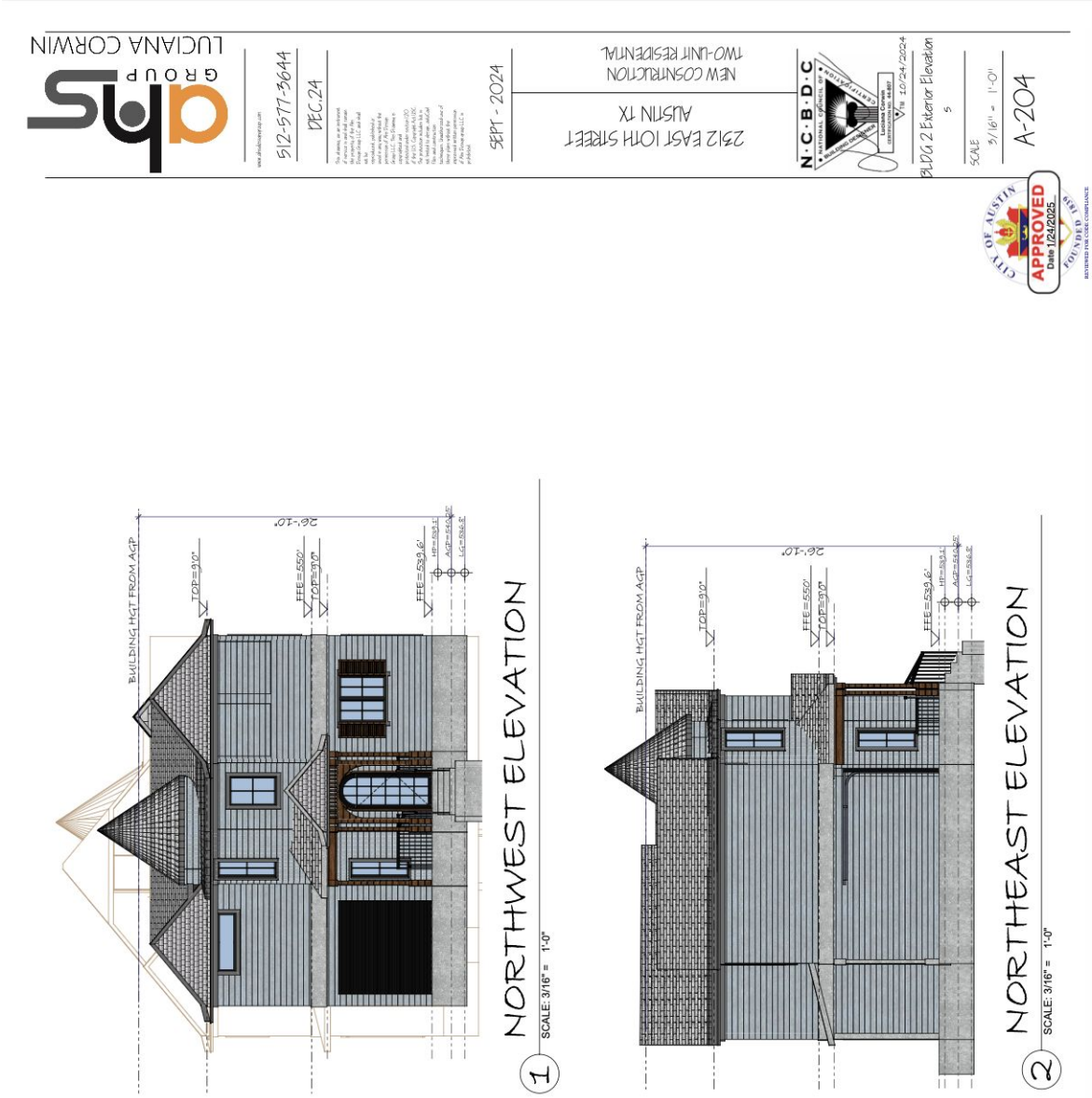


Exhibit D – Representative Design Concepts

Avery Building Company projects and design concepts, shown to illustrate the owner's typical scale and character. The design for 2106 E. 8th St. will be adapted to this lot.



AVERY Building Company

East Austin Builds

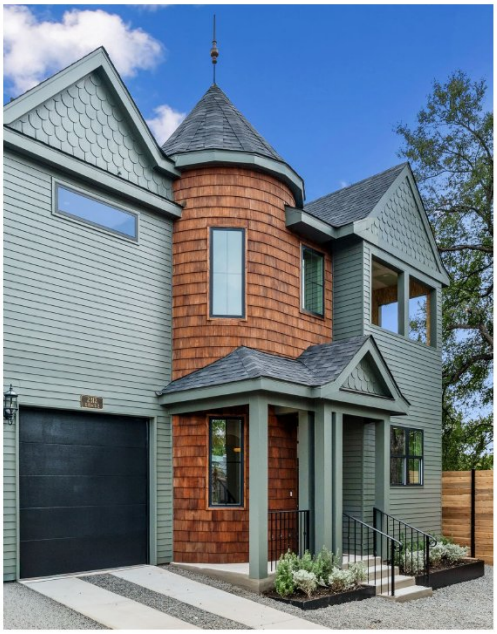


Exhibit D (continued)









Exhibit D (continued)



