

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, October 10, 2011

**CASE NUMBER:** C15-2011-0102

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Susan Morrison  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Cathy French (SRB only)

**OWNER/APPLICANT:** Joe Arriaga

**ADDRESS:** 2003 PATTON LN

**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 57% in order to maintain impervious coverage for additional parking area in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement in a front yard of Section 25-2-1603 (B) from 40% to 64.01% in order to maintain impervious coverage for additional parking area in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

**BOARD'S DECISION:** POSTPONED TO November 14, 2011

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
3. 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:

  
Susan Walker  
Executive Liaison

  
Jeff Jack  
Chairman

Austin  
Police  
Department

CRIME SEARCH

APD Home Historic Crimes Help About

Quick Address Search  
2003 Pa Go

Best Match  
2003 PATTON LN  
Clear location Zoom to location

Possible Address Matches X  
2003 PATTON LN  
2005 PATTON LN  
2001 PATTON LN

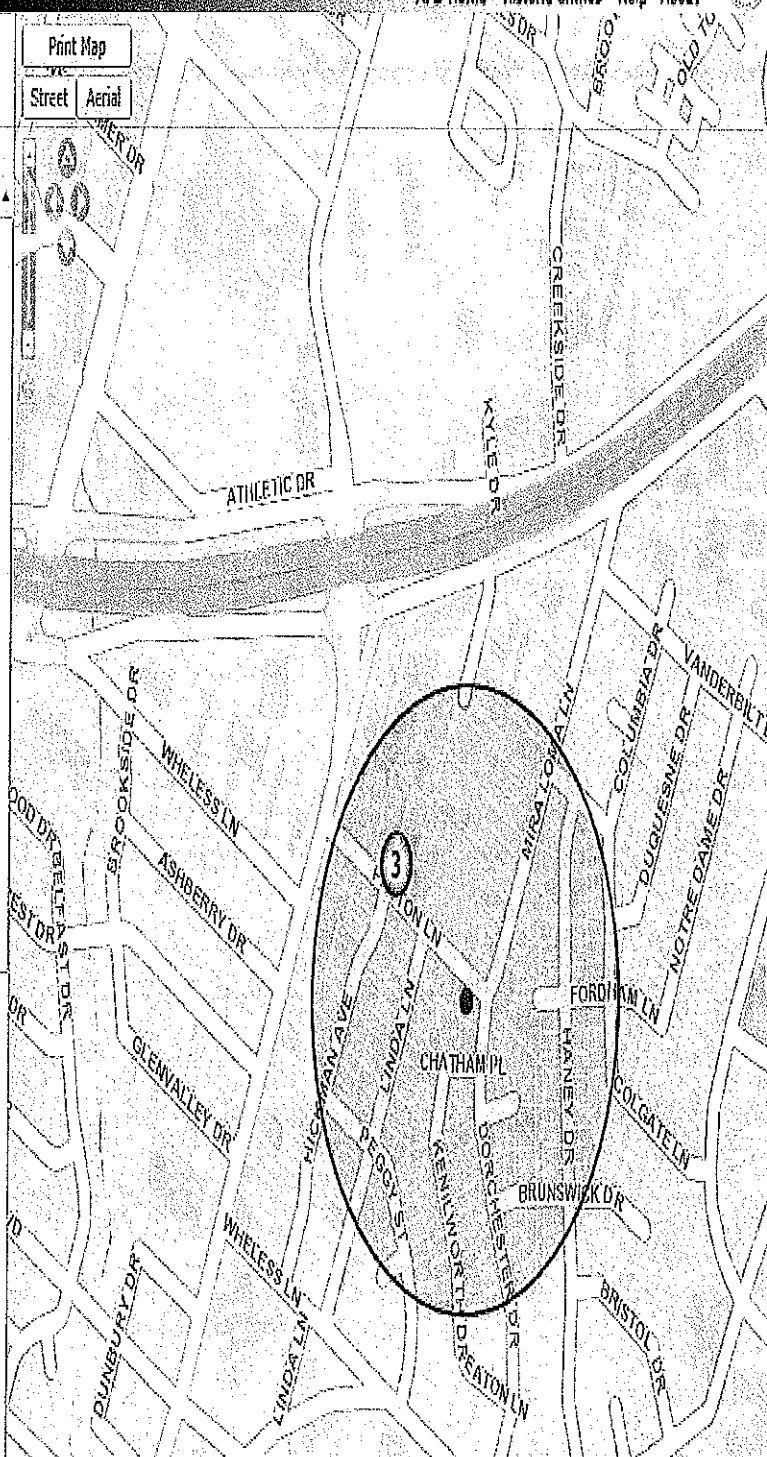
Crime Search Thematic Maps Clear Current Search Info

Address Radius Search  
Search  
1000 ft radius around  
Address  
2003 PATTON LN  
Between Dates  
Friday, December 31, 2010  
And  
Friday, October 14, 2011  
Search

Report Options Menu

Crime Description  
5 ABANDONED VEH  
4 AGG ASSAULT  
1 AGG ASSAULT FAN/DATE VIOLENCE  
1 ASSAULT BY CONTACT  
2 ASSAULT BY THREAT  
12 ASSAULT W/INJURY-FAN/DATE VIOLENCE  
3 ASSAULT WITH INJURY  
2 AUTO THEFT  
1 BURGLARY NON RESIDENCE  
12 BURGLARY OF RESIDENCE  
7 BURGLARY OF VEH  
1 CRED CARD ABUSE BY FORGERY  
2 CRED CARD ABUSE/OTHER  
18 CRIMINAL MISCHIEF  
2 CRIMINAL TRESPASS  
2 CRIMINAL TRESPASS NOTICE  
2 CURFEW VIOLATION  
2 DATING DISTURBANCE  
1 DEADLY CONDUCT  
1 DEBIT CARD ABUSE  
2 DEL CONTROLLED SUB/NARCOTIC  
3 DISTURBANCE - OTHER  
6 DISTURBANCE/OTHER  
1 DOC UNREASONABLE NOISE  
2 DRIVING WHILE LICENSE INVALID  
1 DWI  
1 EVADING VEHICLE  
1 FALSE BURGLAR ALARM  
25 FAMILY DISTURBANCE

Print Map  
Street Aerial



Crime	Block	Street	Date	Time	Location
TERRORISTIC THREAT	17XX	PATTON LN	5/30/2011	22:26	PARKING LOTS / GARAGE
TERRORISTIC THREAT	17XX	PATTON LN	6/11/2011	22:22	PARKING LOTS / GARAGE
TERRORISTIC THREAT	18XX	PATTON LN	7/27/2011	12:18	RESIDENCES

Legal Disclaimer

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Police  
Department

CRIME SEARCH

APD Home Historic Crimes Help About

Quick Address Search:  
2003 Patton Ln Go

Best Match:  
2003 PATTON LN  
Clear Location Zoom to location

Possible Address Matches X  
2003 PATTON LN  
2005 PATTON LN  
2001 PATTON LN

Crime Search Thematic Maps Clear Current Search Info

Address Radius Search  
Search  
1000 ft radius around  
Address  
2003 Patton Ln  
Between Dates  
Wednesday, December 01, 2010 15  
And  
Friday, October 14, 2011 15  
Search

Report Options  
Menu

Crime Description  
1 EVADING VEHICLE  
1 FALSE BURGLAR ALARM  
25 FAMILY DISTURBANCE  
3 FAMILY DISTURBANCE/PARENTAL  
1 FORGERY AND PASSING  
1 FRAUD - OTHER  
2 GRAFFITI  
5 HARASSMENT  
4 LEAVING THE SCENE CRASH/ACCIDENT  
3 LOST PROP  
2 OTHER FIRE  
1 POSS CONTROLLED SUB/MARCOTIC  
1 POSS CONTROLLED SUB/OTHER  
2 POSS MARIJUANA  
1 POSS OF DRUG PARAPHERNALIA  
2 PROSTITUTION  
4 PUBLIC INTOXICATION  
1 STRUCTURE FIRE  
1 SUICIDE  
1 SUSPICIOUS ACTIVITY  
1 SUSPICIOUS PERSON  
3 TERRORISTIC THREAT  
7 THEFT  
1 THEFT FROM PERSON  
1 THEFT OF BICYCLE  
1 THEFT OF TELECOMMUNICATION SRV  
1 TOBACCO VIOL - UNDER AGE 17  
1 UCW  
4 WARRANT ARREST NON TRAFFIC

Print Map  
Street Aerial

Crime	Block	Street	Date	Time	Location
BURGLARY OF RESIDENCE	18XX	McGUY BL	3/4/2011	12:31	RESIDENCES
BURGLARY OF RESIDENCE	67XX	MIRA LOMA LN	3/23/2011	12:05	RESIDENCES
BURGLARY OF RESIDENCE	17XX	PATTON LN	3/23/2011	14:24	RESIDENCES
BURGLARY OF RESIDENCE	65XX	DORCHESTER DR	5/6/2011	14:39	RESIDENCES
BURGLARY OF RESIDENCE	17XX	PATTON LN	5/23/2011	5:35	RESIDENCES
BURGLARY OF RESIDENCE	63XX	DORCHESTER DR	5/24/2011	5:18	RESIDENCES
BURGLARY OF RESIDENCE	63XX	LINDA LN	8/21/2011	21:03	RESIDENCES
BURGLARY OF RESIDENCE	18XX	PATTON LN	9/8/2011	15:04	RESIDENCES

Legal Disclaimer

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Department

## CRIME SEARCH

APD Home Historic Crimes Help About



Quick Address Search:

2003 pa

Go

Best Match:

2003 PATTON LN

Clear Location Zoom to location

## Possible Address Matches

X

2003 PATTON LN

2005 PATTON LN

2001 PATTON LN

Crime  
SearchThematic  
MapsClear Current  
Search Info

## Address Radius Search

Search

1000 ft radius around

Address

2003 PATTON LN

Between Dates

Thursday, December 31, 2009

15

And

Friday, December 31, 2010

15

Search

Report Options  
Menu

Crime Description

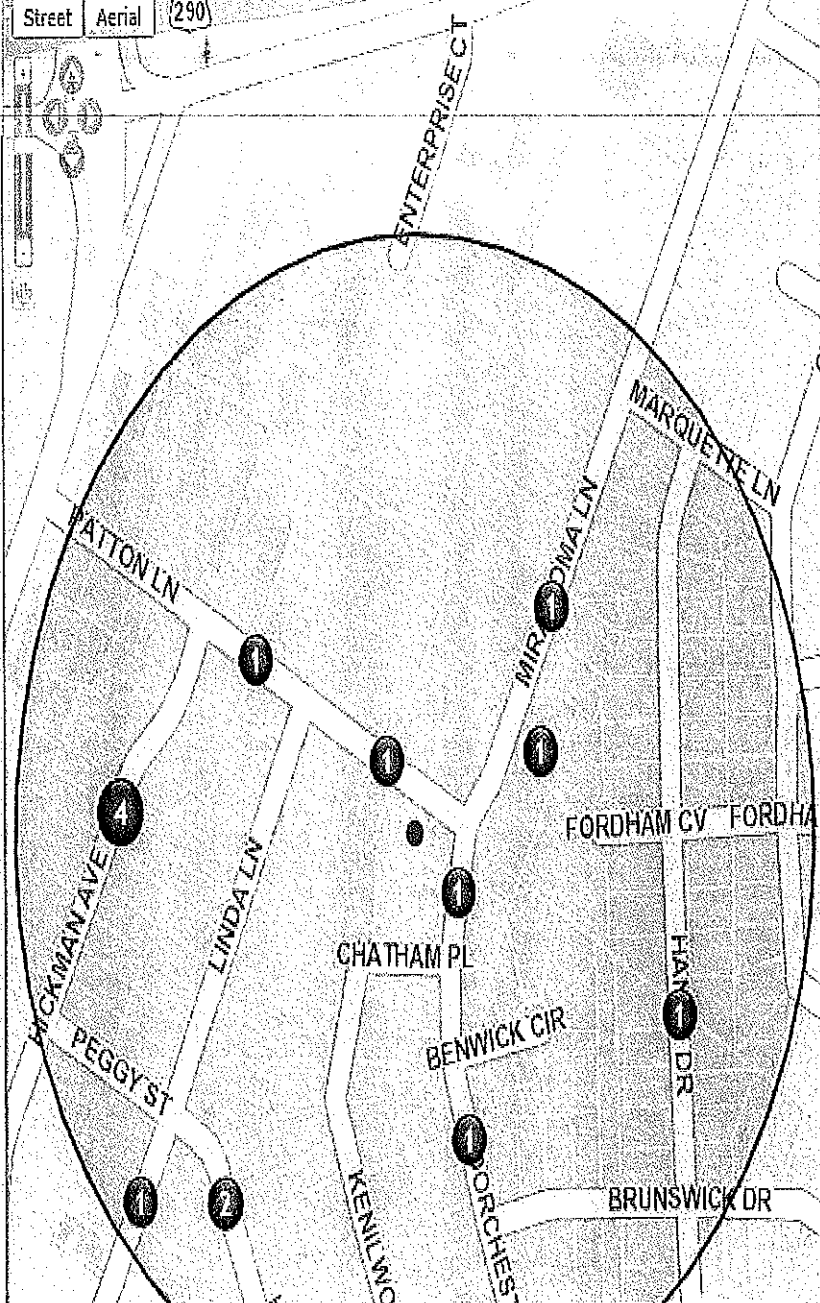
- 3 ABANDONED VEH
- 1 AGG ASLT STRANGLE/SUFFOCATE
- 1 AGG ASLT W/MOTOR VEH FAM/DAT V
- 2 AGG ASSAULT
- 1 AGG ASSAULT FAM/DATE VIOLENCE
- 1 AGG ROBBERY/DEADLY WEAPON
- 1 ANIMAL BITE
- 2 ASLT BY CONTACT FAM/DATING VIO
- 2 ASSAULT BY CONTACT
- 2 ASSAULT BY THREAT
- 10 ASSAULT W/INJURY-FAM/DATE VIO
- 7 ASSAULT WITH INJURY
- 3 AUTO THEFT
- 14 BURGLARY OF RESIDENCE
- 2 BURGLARY OF VEH
- 14 CRIMINAL MISCHIEF
- 1 CRIMINAL TRESPASS
- 1 CUSTODY ARREST TRAFFIC WARR
- 1 DATING DISTURBANCE
- 1 DEBIT CARD ABUSE
- 1 DECEASED PERSON
- 5 DISTURBANCE/OTHER
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- 6 FAMILY DISTURBANCE
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- 1 FORCED SODOMY
- 5 HARASSMENT
- 2 JUNKED/HUISANCE VEHICLE
- 4 LEAVING THE SCENE CRASH/ACCIDE
- 4 LOST PROP
- 1 POSS CONTROLLED SUB/MARCOTIC
- 3 POSS MARIJUANA
- 1 POSS OF DRUG PARAPHERNALIA
- 2 PUBLIC INTOXICATION

Print Map

Street

Aerial

290



Crime	Block	Street	Date	Time	Location
BURGLARY OF RESIDENCE	67XX	MIRA LOMA LN	1/5/2010	17:40	RESIDENCES
BURGLARY OF RESIDENCE	65XX	HICKMAN AVE	4/19/2010	20:52	RESIDENCES
BURGLARY OF RESIDENCE	15XX	PATTON LN	6/27/2010	23:25	RESIDENCES
BURGLARY OF RESIDENCE	65XX	HICKMAN AVE	9/11/2010	21:19	RESIDENCES
BURGLARY OF RESIDENCE	64XX	HICKMAN AVE	9/18/2010	12:44	RESIDENCES
BURGLARY OF RESIDENCE	63XX	PEGGY ST	9/20/2010	16:57	RESIDENCES
BURGLARY OF RESIDENCE	63XX	PEGGY ST	9/24/2010	17:14	RESIDENCES
BURGLARY OF RESIDENCE	63XX	LINDA LN	9/30/2010	17:09	RESIDENCES

Legal Disclaimer



**AUSTIN POLICE DEPARTMENT  
GENERAL OCCURRENCE HARDCOPY**

GO# 2006-1711290 SUSPENDED (NOT CLEAR)

0500-0 BURGLARY OF RESIDENCE

**General Offense Information**

Operational status: **SUSPENDED (NOT CLEAR)**

Reported on: **Jun-20-2006 (Tue.) 1527**

Occured on: **Jun-20-2006 (Tue.) 1527**

Report submitted by: **AP4848 - BOUDREAU, ROGER**

Org unit: **EDWARD 300 REG 2 PATROL**

Address: **2003 PATTON LN**

Municipality: **AUSTIN** County: **TRAVIS COUNTY**

District: **ID** Beat: **1** Grid: **294**

Felony/Misdemeanor: **FELONY**

Premise code:

Bias: **NONE (NO BIAS)**

Value loss: **\$11,943.00**

Family violence: **NO**

**Offenses (Completed/Attempted)**

Offense: # **1** **0500-0 BURGLARY OF RESIDENCE - COMPLETED**

Location: **RESIDENCES**

Offender suspected of using: **N/A**

**Related Event(s)**

GO **2006-1731141**

CP **2006-1711290**

**Related Person(s)**

**1. VICTIM # 1 - ARRIAGA, JOSE A**

**(Case Specific Information)**

Sex: **MALE**

Race: **WHITE**

Date of birth: **Aug-01-1953**

Address: **2003 PATTON LANE**

Municipality: **AUSTIN, TEXAS 78723-**

**Phone Numbers**

HOME: **(512) 363-8850**

**Particulars**

Ethnicity: **HISPANIC**

**Master Name Index Reference**

Name: **ARRIAGA, JOSE ANGEL**

Sex: **MALE**

Race: **WHITE**

Date of birth: **Aug-01-1953**

Ethnicity: **HISPANIC**

\*\*\* CONFIDENTIAL \*\*\*



**AUSTIN POLICE DEPARTMENT  
GENERAL OCCURRENCE HARDCOPY**

GO# 2007-5034367 SUSPENDED (NOT CLEAR)

1400-0 CRIMINAL MISCHIEF

HOME: (512) 363-8850  
BUSINESS: (512) 453-0767

**Linkage factors**

Resident status : RESIDENT OF AUSTIN

Victim of :

**1400-0 CRIMINAL MISCHIEF - COMPLETED**

**2. VICTIM # 2 - ARRIAGA, JOSE JR**

**(Case Specific Information)**

Sex: MALE

Race: WHITE

Date of birth: Aug-02-1976

Address: 2003 PATTON LN

Municipality: AUSTIN, TEXAS 78723-

**Phone Numbers**

HOME: (512) 363-8850

**Master Name Index Reference**

Name: ARRIAGA, JR, JOSE JR

Sex: MALE

Race: WHITE

Date of birth: Aug-02-1976

Address: 2003 PATTON LN

Municipality: AUSTIN, TEXAS 78723-

**Phone numbers**

HOME: (512) 363-8850

**Linkage factors**

Resident status : RESIDENT OF AUSTIN

Victim of :

**1400-0 CRIMINAL MISCHIEF - COMPLETED**

**Related Vehicle(s)**

**1. VICTIM # 1 - [REDACTED] TX**

**(Case Specific Information)**

License number: [REDACTED]

State of issue: TEXAS

Year of issue: [REDACTED]

Make and model: FORD F150

Style: PICKUP

Year: 1999

Color: WHITE, WHITE

**Master Vehicle Index Reference**

\*\*\* CONFIDENTIAL \*\*\*



**AUSTIN POLICE DEPARTMENT  
GENERAL OCCURRENCE HARDCOPY**

GO# 2007-5034367 SUSPENDED (NOT CLEAR)

1400-0 CRIMINAL MISCHIEF

License number: [REDACTED]

State of issue: TEXAS

Year of issue: [REDACTED]

**Owner Information**

Owner type: PERSON

Owner role: VICTIM

**2. VICTIM # 2 - [REDACTED] TX**

**(Case Specific Information)**

License number: [REDACTED]

State of issue: TEXAS

Year of issue: [REDACTED]

Miscellaneous information: HARLEY DAVIDSON SERIES

Make and model: FORD F150

Style: PICKUP

Year: 2003

Color: GRAY, BLACK

**Master Vehicle Index Reference**

License number: [REDACTED]

State of issue: TEXAS

Year of issue: [REDACTED]

Miscellaneous information: HARLEY DAVIDSON SERIES

**Owner Information**

Owner type: PERSON

Owner role: VICTIM

\*\*\* CONFIDENTIAL \*\*\*

## 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.

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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
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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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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.

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**Case Number:** C15-2011-0102 -- 2003 Patton Lane  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, October 10th, 2011

Your Name (please print)

Pat Mustoe

☒ I am in favor  
☐ I object

Your address(es) affected by this application  
6503 Dorchester Drive  
Austin, TX, 78723

Oct. 7, 2011

Signature

Date

Daytime Telephone: 512-472-7592 ext

Comments: I have no problem with  
the request.

Pat Mustoe

If you use this form to comment, it may be returned to:  
 City of Austin-Planning & Development Review Department/ 1st Floor  
 Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-1088



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Case Number: C15-2011-0102 - 2003 Patton Lane

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 10th, 2011

PURPLE SAVARO, LLC BY:

Your Name (please print) SORANWAH BASSA

6500 LINDA LANE

Your address(es) affected by this application

*Sorah Bassa*

Signature

Date

Daytime Telephone: 541-602-0871

Comments:

☒ I am in favor  
☐ I object

10/6/2011

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2011-0102 - 2003 Patton Lane

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 10th, 2011

My Name (please print) MARY K. BARNES

☒ I am in favor  
☐ I object

Your address(es) affected by this application 6021 KENNESAW ST. DR. AUSTIN TX 78723

Signature M. Barnes Date 10/02/11

Daytime Telephone: 512-926-1351

Comments:

I have no problem of this variance.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

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Case Number: C15-2011-0102 – 2003 Patton Lane

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 10th, 2011

CAROL M. KEAT

Your Name (please print)

☒ I am in favor  
☐ I object

6406 LINDA LANE AUSTIN, TX 78723

Your address(es) affected by this application

Carol M. Keat

Signature

5 Oct 2011

Date

Daytime Telephone: 512-927-1717

Comments: I have no objection to the proposed variance to maximum impervious coverage and find the solution that the applicant proposed to be aesthetically and in keeping with the needs of the Patton Lane residents and of the Windsor Park neighborhood with regard to adequate and safe residential parking.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

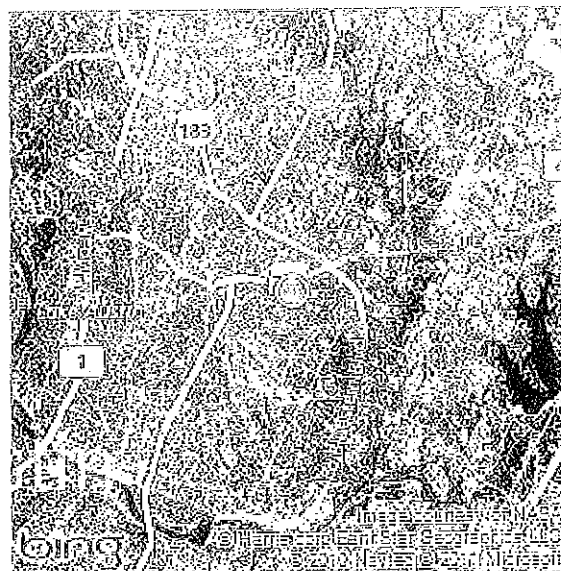
Austin, TX 78767-1088

bing Maps

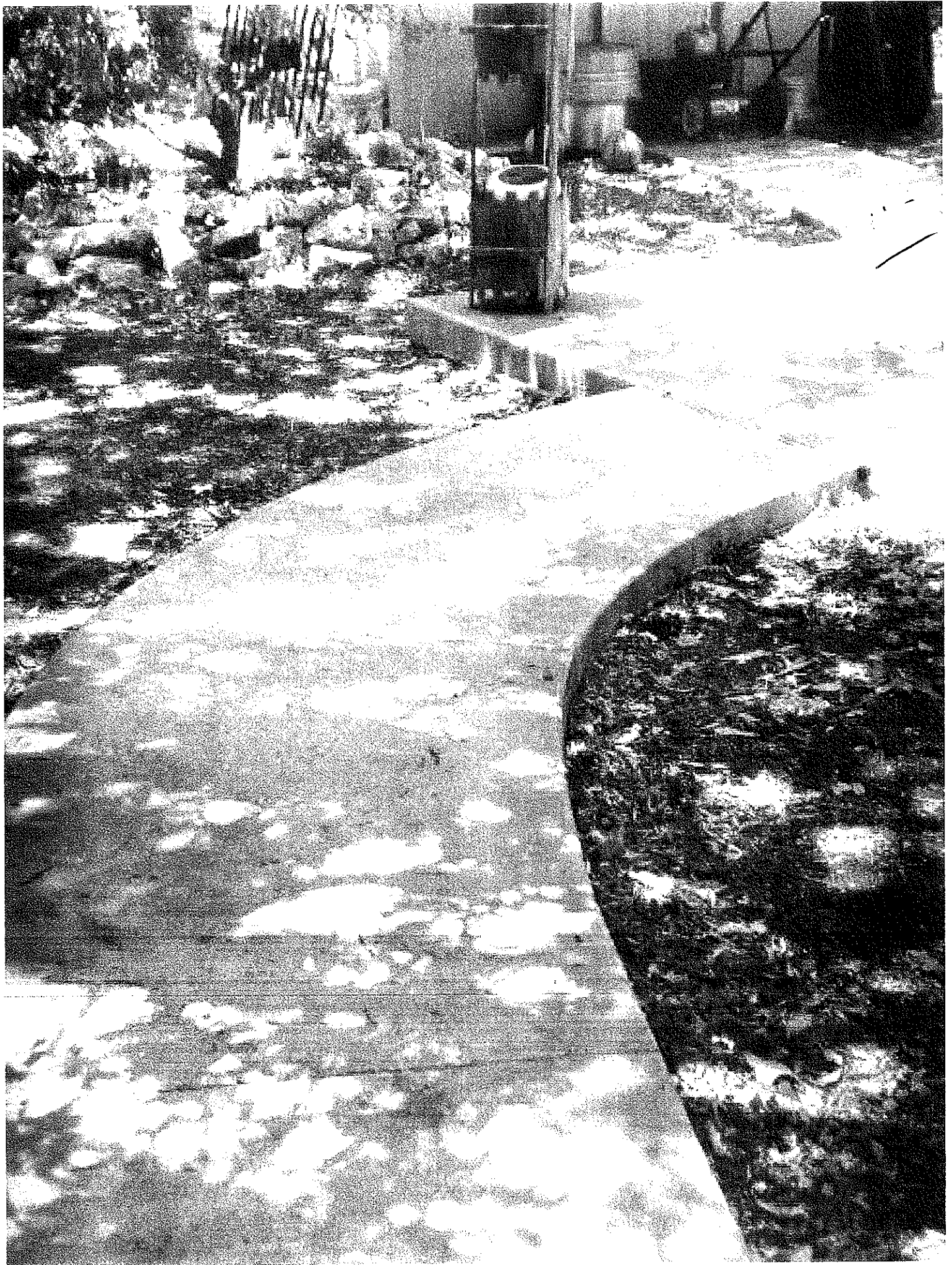
2003 Patton Ln, Austin, TX 78723-1237

My Notes

FREE! Use Bing 411 to find movies, businesses & more: 800-BING-411









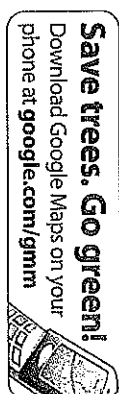




Google maps

Address 2201 Patton Lane

Address is approximate





If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0102  
ROW # 10635741

CITY OF AUSTIN TP-0224190421  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

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

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2003 Patton Lane, Austin, Texas 78723

LEGAL DESCRIPTION: Subdivision - Windsor Park II Section 1

Lot(s) 38 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Jose Arriaga & Rafaela Arriaga on behalf of myself/ourselves as authorized agent for

Jose Arriaga & Rafaela Arriaga affirm that on \_\_\_\_\_, \_\_\_\_\_,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

\_\_\_ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL X MAINTAIN

Approximately 57% impervious cover

40% → 64% 25-2-492(D)  
25-2-1603(B) - ft yard may not exceed 40% i.c.

in a SF-3-NP district.  
(zoning district)

Windsor Park Neighborhood Plan

**NOTE: 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 support documents.**

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

**I had a single driveway to park up to 5 vehicles nightly. When parking the cars in the street, they were run into, broken into, or vandalized. I fenced the front yard and began parking the vehicles in the yard, locking the gate nightly. I received tickets for parking the cars in the yard. When talking with one of the officers on the ticket, it was suggested to pave the area where the cars are parked. I paved the part of the yard I was parking cars. Now I am getting code violations for impervious cover greater than 45%.**

---

**HARDSHIP:**

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

**I cannot provide for the health, safety, or welfare of my family and property. The violence and vandalism occurring to my private property is excessive and cannot be controlled without parking the cars within the fenced area and locking the gate nightly.**

---

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

**With only a single driveway and without the additional paved area, I cannot park all of my cars on pavement within the fenced and locked area.**

---

**AREA CHARACTER:**

3. 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 variance will allow for me to park my personal vehicles on pavement and within private property, not in the grass or street. Many other homes on the street have fenced yards with additional areas of pavement or gravel to park cars within private property.**

---

**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 Section 479 of Chapter 25-6 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 reasonable require strict or literal interpretation and enforcement of the specific regulation because:

**NA**

---

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:

NA

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

NA

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

NA

**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.

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

Signed Joe Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

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

Signed Jose A. Arriaga Mail Address 2003 Patton Lane

City, State & Zip Austin, Texas 78723

Printed Jose Arriaga Phone 512-363-8850 Date 08/15/2011

AUG 14, 2011

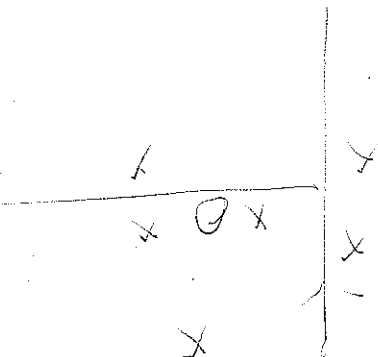
I (WE) Pat Mustoe HAVE LIVED  
AT 6503 Dorchester Dr FOR 37 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME. (Neighborhood)

YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X Pat Mustoe



AUG 14, 2011

I (WE) Angela Vasquez HAVE LIVED  
AT 6505 Dorchester FOR 20 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

yes YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

yes YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

x Angela Vasquez

AUG 14, 2011

I (WE) Mr. Brenda Waller HAVE LIVED  
AT 1907 Patton Lane FOR 19 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

✓ YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

✓ YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

✓ YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X George W. Waller

AUG 14, 2011

I (WE) Romana Villafan HAVE LIVED  
AT 2005 Patton Ln FOR 15 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

Yes YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X Romana Villafan

AUG 14, 2011

I (WE) La Verne P/H/10 HAVE LIVED  
AT 1908 Patton Ln FOR 20 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

No YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

x La Verne P/H/12



AUG 14, 2011

I (WE) GONZALO REYES HAVE LIVED  
AT 2001 PATTON LA FOR 6 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

NO YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

NO YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X

*[Signature]*

AUG 14, 2011

I (WE) None P. HAVE LIVED  
AT Chatham, R/F (2002) FOR 3 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

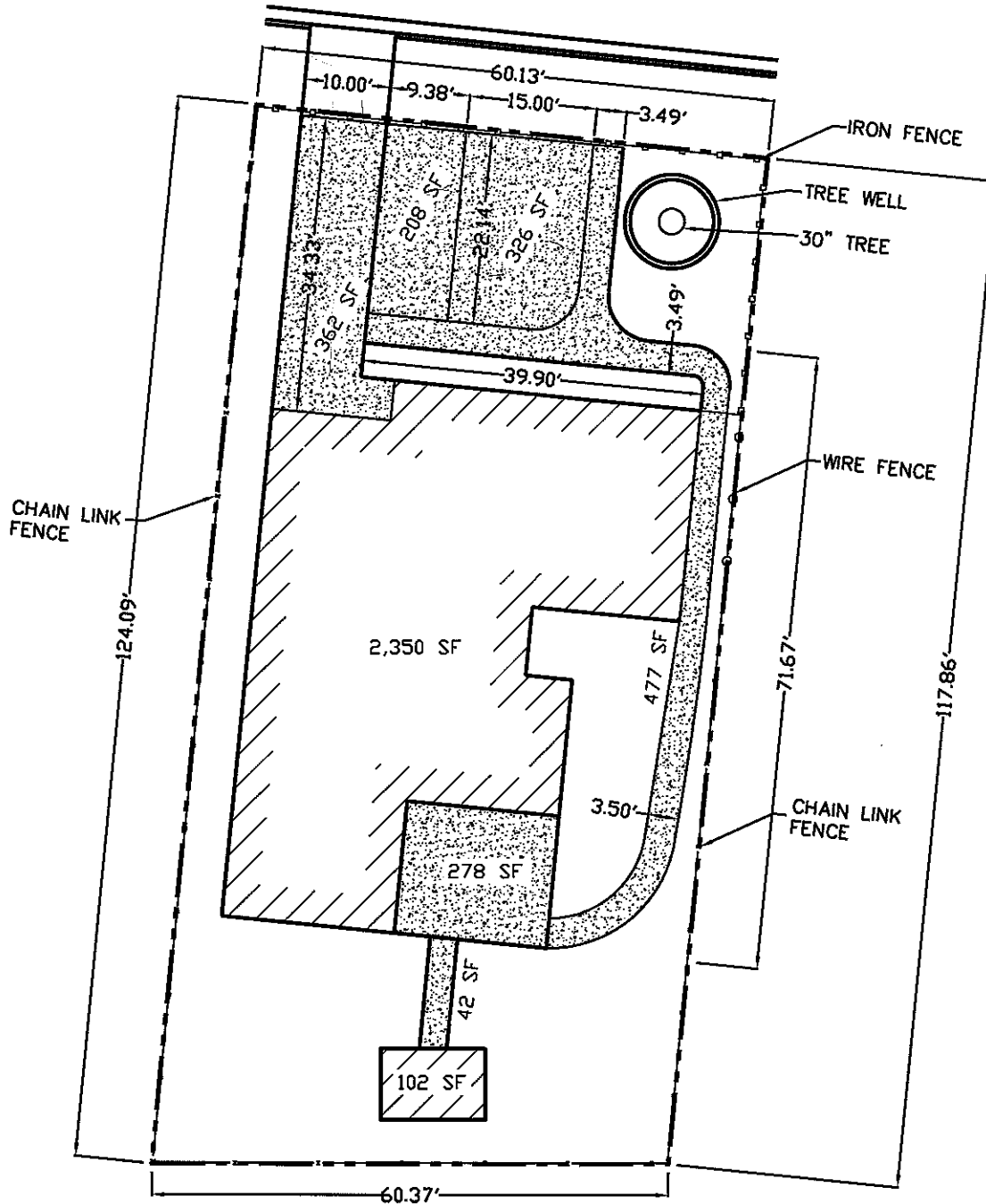
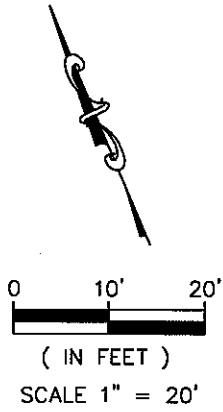
SI YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME). stolen truck

SI YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X 

ACTUAL CONDITIONS  
2003 PATTON LN  
AUSTIN TX



LOT SIZE 7,289 SF = 100%

TOTAL IMPERVIOUS COVER 4,145 SF = 56.87%

## Walker, Susan

---

**From:** Jose Arriaga [Jose\_A@mwmdesigngroup.com]  
**Sent:** Wednesday, September 21, 2011 9:00 AM  
**To:** Walker, Susan  
**Subject:** FW:

**Attachments:** 20110921083621071\_0001.pdf



2011092108362107  
1\_0001.pdf (44...

Hi Susan:

I'm enclosing this pdf and see if this is what you want I'm giving you the total of 25'x60.13'=1,503.13 SF And then the 45% Impervious cover 676.41 SF And the 40% Impervious cover 601.25 SF I asked Frank del Castillo to call you in case I didn't understood your instructions Please feel free to contact him (512-450-4916) in case you have more instructions for me.

Before I submitted the variance application I ask if there was another way for me to solve my problem like drilling holes into the concrete to let the water go into the ground or any other option to avoid removing the concrete and I didn't get any answer.

Please let me know what can I do.

--Jose A.

-----Original Message-----

**From:** Administrator  
**Sent:** Wednesday, September 21, 2011 7:36 AM  
**To:** Jose Arriaga  
**Subject:**

This E-mail was sent from "RNPE658B2" (Aficio MP C6000).

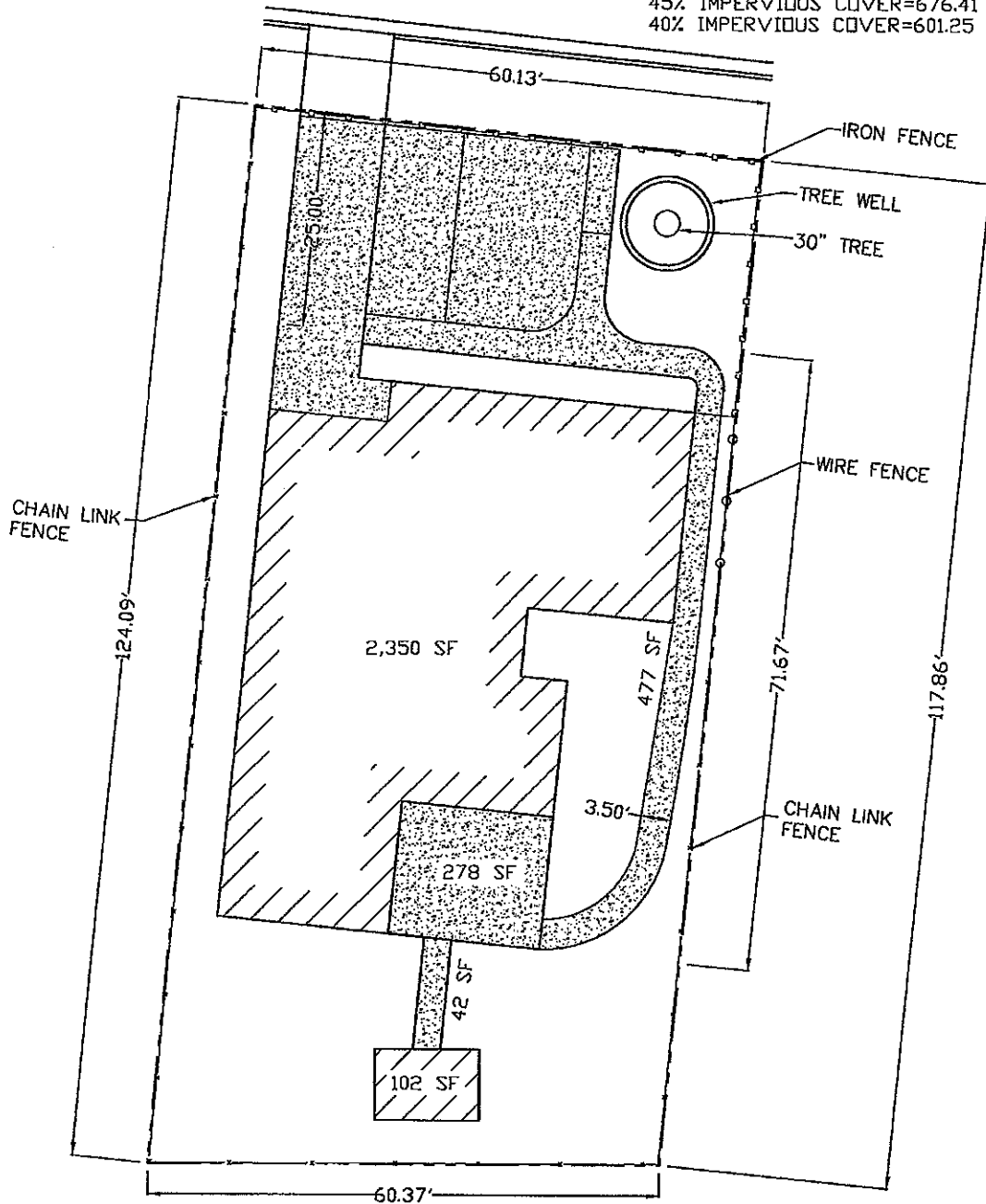
Scan Date: 09.21.2011 08:36:20 (-0400)  
Queries to: postmaster@mwmdesigngroup.com

EXISTING CONDITIONS  
2003 PATTON LN  
AUSTIN TX

0 10' 20'  
( IN FEET )  
SCALE 1" = 20'

PATTON LN  
50' R.O.W.

FRONT YARD 60.13'x25'=1503.13 SF  
TOTAL IMPERVIOUS COVER FRONT YARD =962.14 SF  
45% IMPERVIOUS COVER=676.41 SF  
40% IMPERVIOUS COVER=601.25 SF





## BOARD OF ADJUSTMENTS



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0102  
 LOCATION: 2003 PATTON LN  
 GRID: M26  
 MANAGER: SUSAN WALKER



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# **Windsor Park Neighborhood Association**

---



**August 15, 2011**

**To Whom It May Concern:**

**The Windsor Park Neighborhood Association voted unanimously to take a neutral position on the code enforcement variance requested by Jose Arriaga of 2003 Patton Lane.**

**WPNA defers to the opinions and actions of Mr. Arriaga's immediate neighbors.**

**Sincerely,**

**Martin Luecke  
Vice President**

**512.536.0465**

**From:** david butts (djbutts@sbcglobal.net)  
**To:** susanwiederspahn@sbcglobal.net;  
**Date:** Tue, August 9, 2011 6:36:28 AM  
**Cc:**  
**Subject:** [ No Subject ]

Austin Board of Adjustment  
Fr: David Butts  
Re: Question regarding Arriaga residence

August 8th, 2011

I have lived across the street on Patton Lane from the Arriaga family since 1993 and they have been on that street longer than I have. Patton Lane had developed a very rough reputation before I moved there and in fact the Austin-American Statesman reported it as the 3rd most active crack cocaine distribution center in Austin in the early 90's. There was gunfire every week. Home burglaries were common place, drive by shootings as rival drug pushers vied for territory and car vandalism and break-ins.

It was rough, and some people died, but that was then and now it's better. Still though, there are still a goodly number of home break-ins and the same with cars being broken into or damaged. We also have some gang activity where they cruise around at night and jump out and pummel some hapless person walking on the street. And parking on the street is really unwise. A few years back a drunk driver hit a car parked close to my house and push the whole mess into my two parked cars that were just off the road in the driveway outside my fence. And I do see someone's car window broken every couple of weeks in the neighborhood. It is always something in this part of Windsor Park.

My point is this: When you go through a lot of this unpleasantness, you start looking for ways to protect your family and your possessions. Mr. Arriaga wanted to protect his trucks so he put up a fence to keep people out. Naturally, he didn't want them mired in mud, if and when it should ever rain again, so he laid down a concrete cover over a good portion of his small front yard. He did not cover all of the yard and he certainly left a good bit of ground for the front yard tree. Far more space than I see provided for those trees at the shopping malls. He was just trying to protect his property and not have a bunch of ruts in front of his house.

Finally, I would point out that Mr Arriaga and his family stayed. During the bad days a lot of people just moved out of this area. There was a real concern that the rot would take over the whole street. The Arriaga's and a number of others hung in there. They deserve some consideration and I would ask the Board to take their situation into their decision. Thank You.

  
David Butts  
1914 Patton Lane



AUG 14, 2011

I (WE) La Verne P/H 12/10 HAVE LIVED  
AT 1908 Patton Ln FOR 20 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

No YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X La Verne P/H 12/12

AUG 14, 2011

I (WE) Geo. Brenda Waller HAVE LIVED  
AT 1907 Patton Lane FOR 19 YEARS. I(WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

✓ YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

✓ YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

✓ YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X George W. Waller

AUG 14, 2011

I (WE) GONZALO REYES HAVE LIVED  
AT 2001 PATTON LN FOR 6 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

NO YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

NO YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X

*[Signature]*

AUG 14, 2011

I (WE) Romana Villafan HAVE LIVED  
AT 2005 Patton Ln FOR 15 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

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No YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X Romana Villafan

AUG 14, 2011

I (WE) CEsar Benavides HAVE LIVED  
AT 6601 MIRA LOMA Ln FOR 6 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

~~NO~~ YES YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

NO YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X Al

AUG 14, 2011

I (WE) Angela Vasquez HAVE LIVED  
AT 6505 Dorchester FOR 20 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

yes YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

yes YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

yes YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

x Angela Vasquez

AUG 14, 2011

I (WE) Pat Mustoe HAVE LIVED  
AT 6503 Dorchester Dr FOR 37 YEARS. I(WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.



YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME. (*Neighborhood*)

YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X Pat Mustoe

AUG 14, 2011


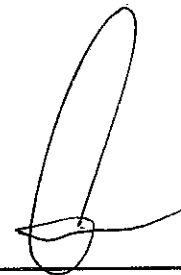
I (WE)   HAVE LIVED  
AT 2009 Jonathan FOR 2 YEARS. I(WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

NO YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

YES YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

YES YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X



AUG 14, 2011

I (WE) None P. HAVE LIVED  
AT Chatham, R/F (2002) FOR 3 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

SI YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME). stolen truck

SI YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

SI YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X 


AUG 14, 2011

I (WE) Argelia Salgado HAVE LIVED  
AT 2004 CHATHAM FOR 2000<sup>11 años</sup> YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

Si YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

Si YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

Si YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X  \_\_\_\_\_

AUG 14, 2011

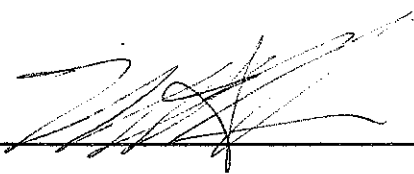
I (WE) Michael Kackman HAVE LIVED  
AT 6407 Kenilworth Dr. FOR 8 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

✓ YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

✓ YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

✓ YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X

A handwritten signature in black ink, appearing to be "Michael Kackman", written over a horizontal line.

AUG 14, 2011

I (WE) Lucia and Simón Hernández HAVE LIVED  
AT 6412 Kenilworth FOR 10 YEARS. I (WE)  
HAVE NO OBJECTION TO MR. ARRIAGA'S IMPROVEMENTS  
TO HIS PROPERTY BECAUSE IT DOESN'T AFFECT US IN  
ANY WAY.

YES OR NO I HAVE HAD BURGLARIES/  
VANDALISM ON MY PROPERTY (HOME).

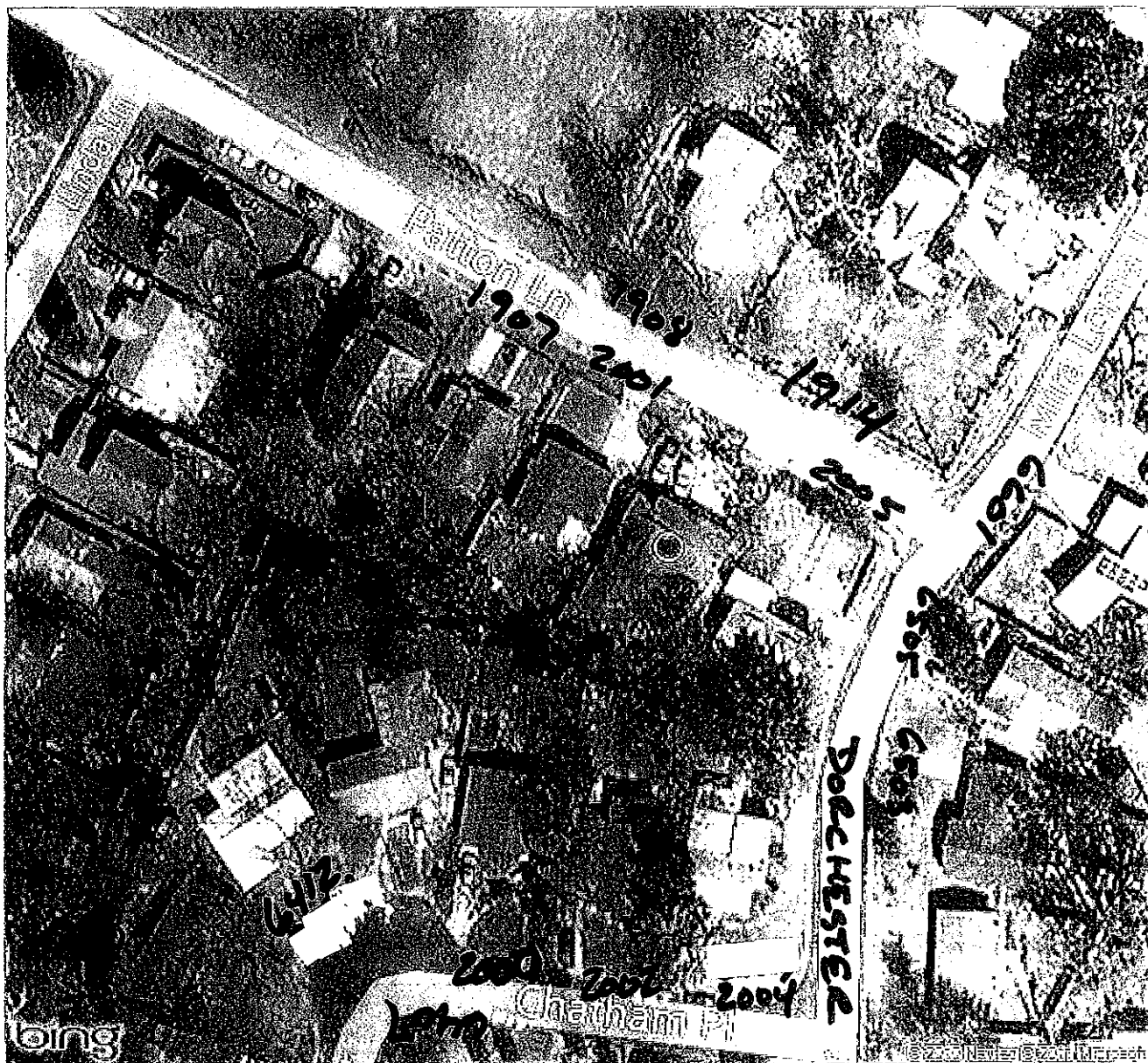
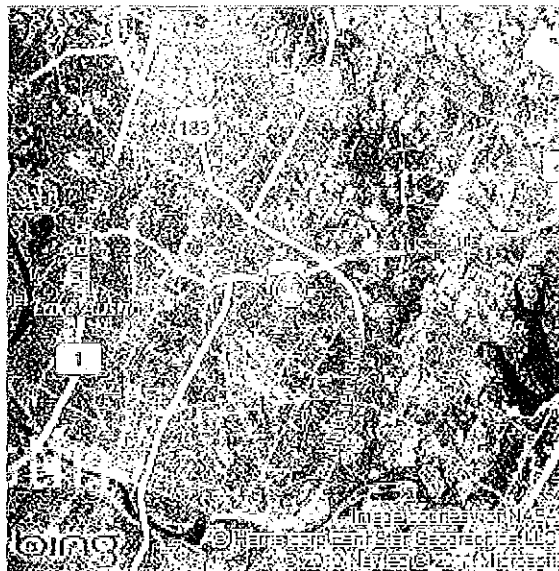
YES OR NO I HAVE HAD HIT & RUNS ON MY CARS  
PARKED ON STREET IN FRONT OF MY HOME.

YES OR NO I KNOW OF A NEIGHBOR THAT HAS  
HAD A BURGLARY OR CAR ACCIDENT ON STREET IN  
FRONT OF THEIR HOME.

X Lucia

2003 Patton Ln, Austin, TX 78723-1237

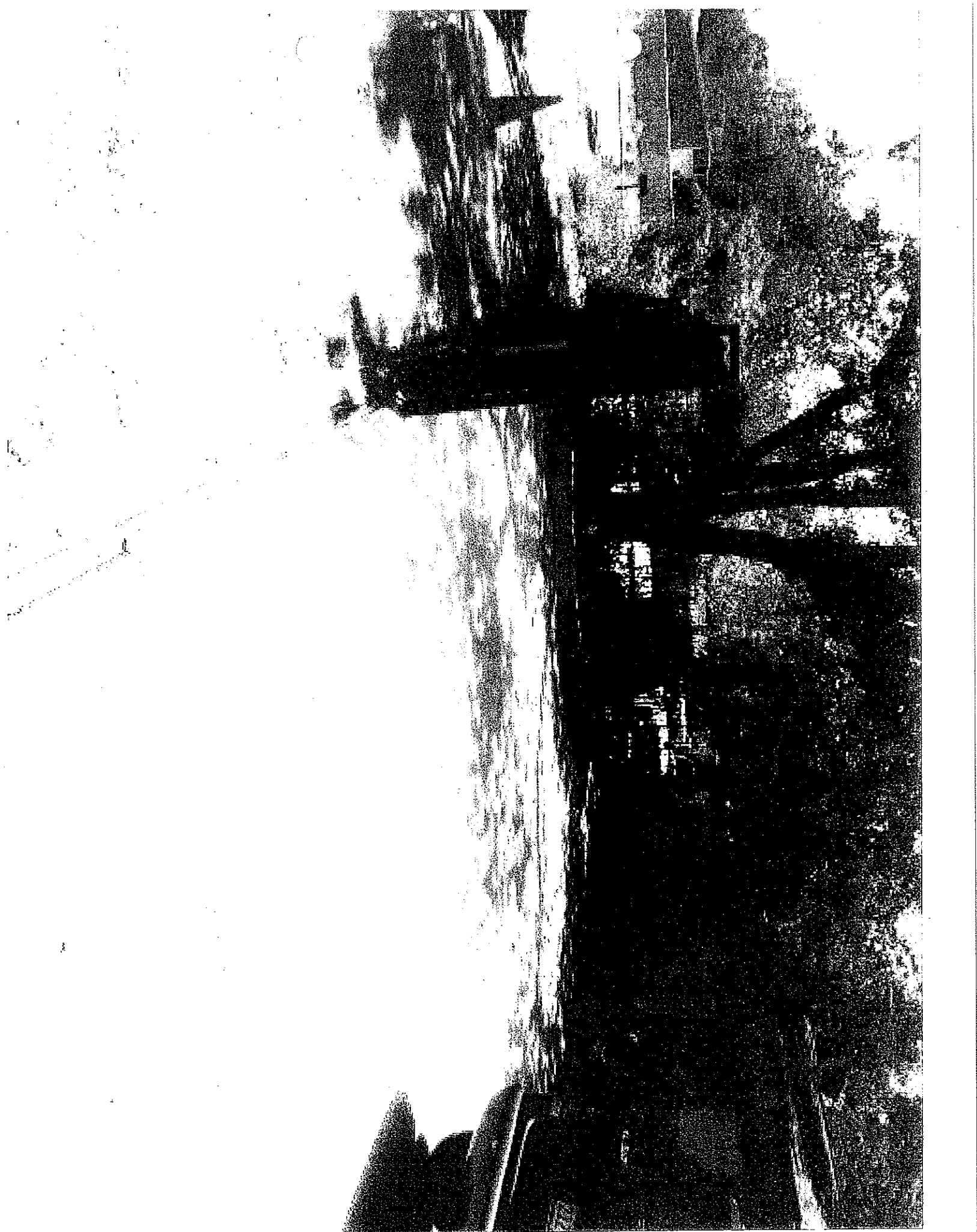
**FREE!** Use **Bing 411** to find movies, businesses & more: **800-BING-411**













# Google maps

Address 2201 Patton Lane

Address is approximate

