

Cover Letter

Hello There,

My name is Wesley T. Haynie. I was born in Odessa, TX where I grew up and graduated from Odessa High School. For college I came here to Austin and attended the University of Texas and received a Bachelors of Architecture in 2013. After graduating, I began working for Drophouse Design, a small East Austin design, fabrication and construction firm.

In school, it became my dream to design, develop and build my own home, wishing that could be here in Austin. I have a chance to reach my goal and join the East Austin community. I am under contract with Fairis Denice Wicks to purchase the rather small property of:

**4701 Creekwood Road
Austin, TX 78723**

In the late 1990s and early 2000s, the property was still a part of the adjacent lot of 4703 Creekwood, which Ms Wicks and her then husband owned. In 2003, as part of the Austin Clean Water Project – (ACWP) Lower Fort Branch, the City of Austin had 4701 Creekwood annexed into its own property, to make it possible to run a waste water line through the newly created lot. Since then, Ms Wicks has sold the lot of 4703 Creekwood and is now trying to sell the lot in question to myself.

The problem the lot of 4701 Creekwood faces is that the area was **zoned as SF-3 prior to it being annexed**. It cannot meet all of those requirements. In particular, the minimum lot size of 5,750 SQ FT as well as minimum frontage of 50 feet makes it impossible to develop this plot of land. **4701 Creekwood has a lot size of 3902 SQ FT** and width of 85 feet along the street. Due to the odd triangular shape of the lot, once you set back 25 feet and respect the waste water easement, the frontage can be no larger than 40 feet.

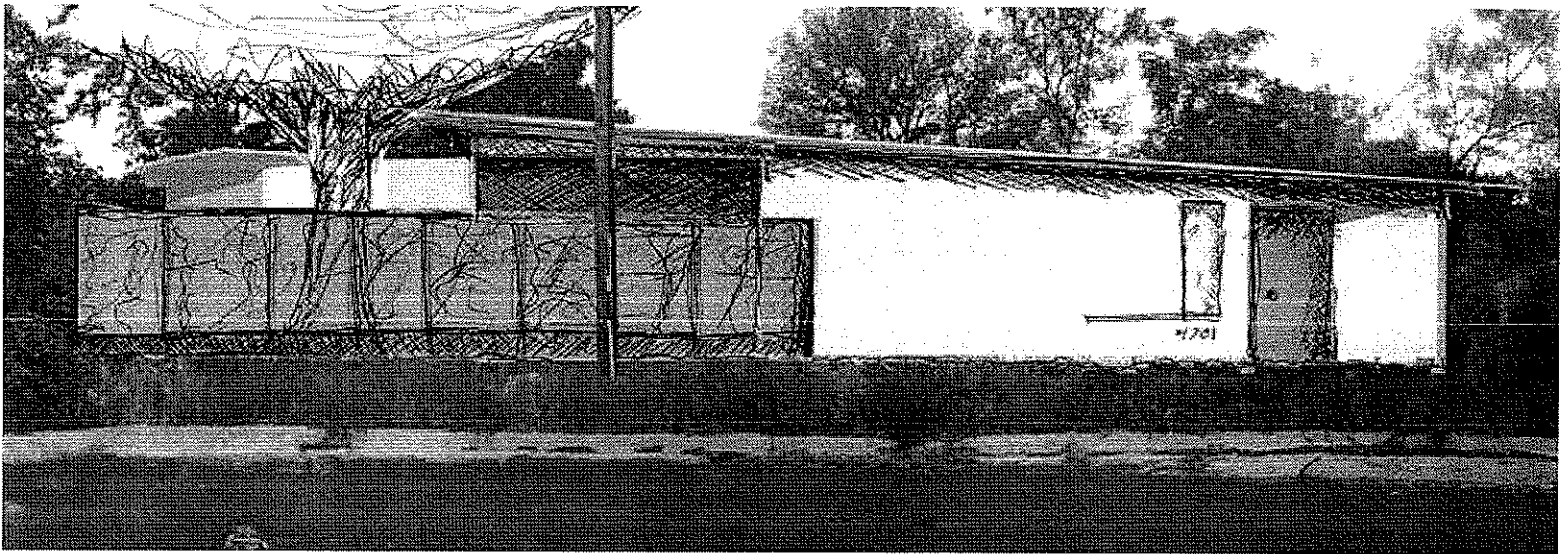
To be able to build my home in a meaningful way, I must attain two key variances from the Austin Board of Adjustment at the June 9th hearing. The **variances are for the minimum lot size and minimum frontage**, which the site does not allow my home to meet. If I was granted just these two variances, I could build a home, though be it a small one. So, I also hope to get a minor **decrease in the front set back from 25' to 15'**, which Austin Energy has advised me is doable. This would increase my homes buildable SQ FT by 30%; a worthwhile amount for such a small home to begin with. All of the variances I am seeking to obtain would still be in adherence with SF-4A zoning, which is adjacent to the property, and I feel would mean my building would still be cohesive with the area character. I have been advised by the city that attaining variances as opposed to attempting to rezone the lot would be the better route to take, and is why I am here. I have spoken with the East MLK Combined Neighborhood Association and laid out all of my plans to them, and they were excited about my plan and supported getting variances as opposed to rezoning.

So in sum, I hope to obtain three variances: a decrease in minimum lot size, a decrease in minimum frontage as well as a decrease in minimum setback.

Thank you,
Wes T. Haynie

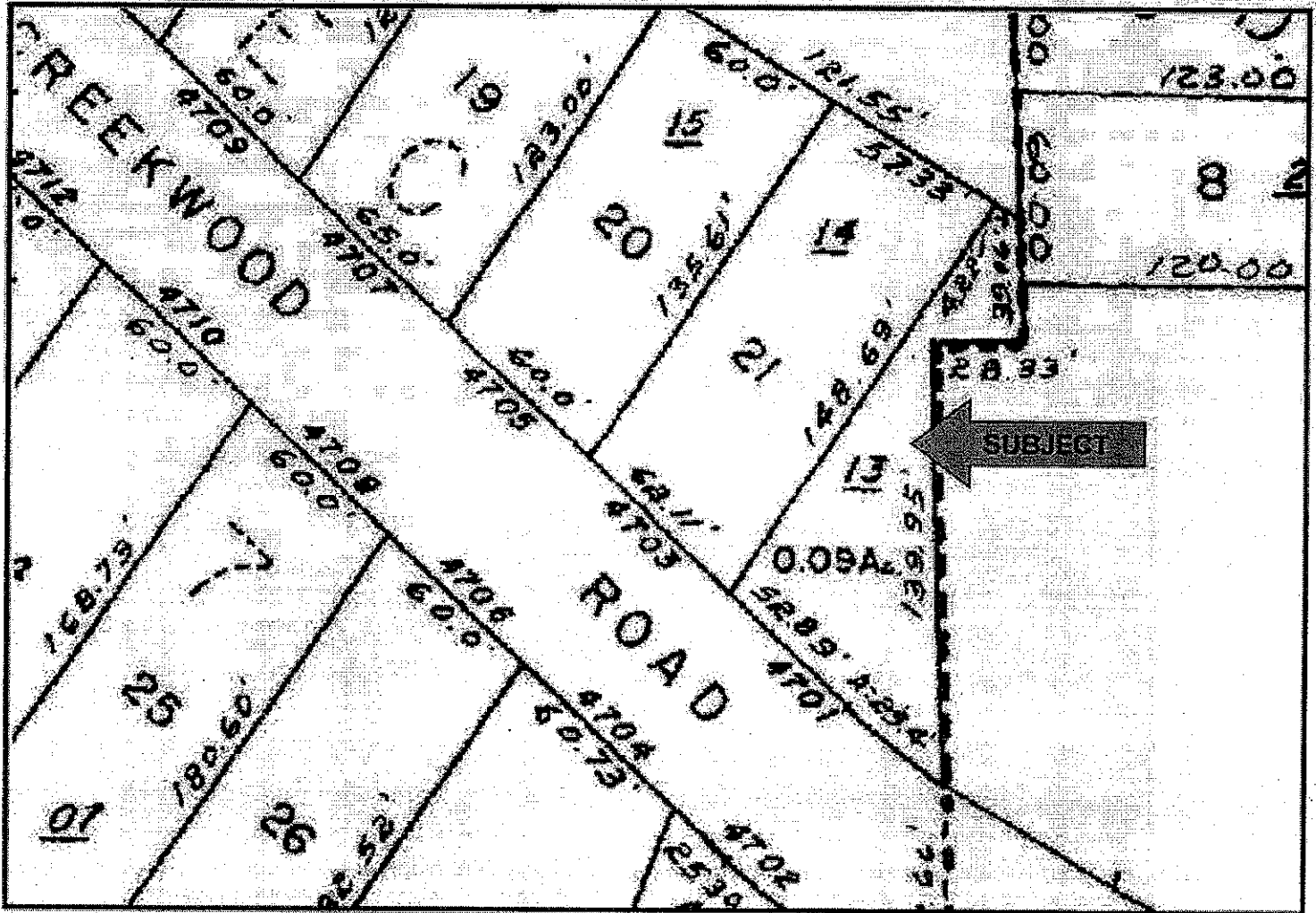
Wesley T. Haynie
Board Of Adjustment Hearing
June 9th, 2014
4701 Creekwood Rd
Austin, TX 78723

elevation



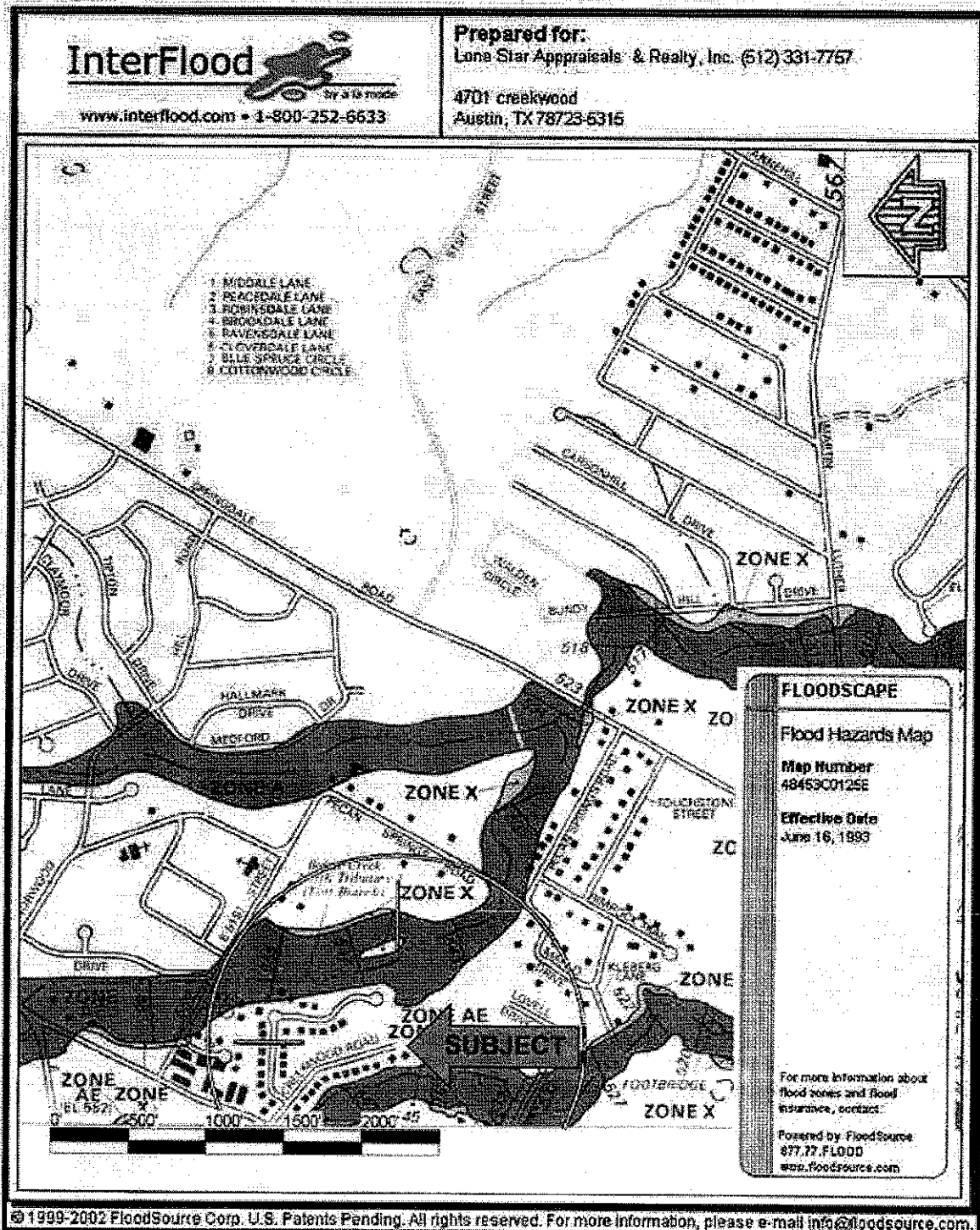


plat map



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flood plain map



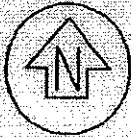
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SURVEY OF A PORTION OF MANOR HILLS SECTION 7 OUT OF
THE HENRY W. ARNELL SURVEY, NO. 20, ABSTRACT 793
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

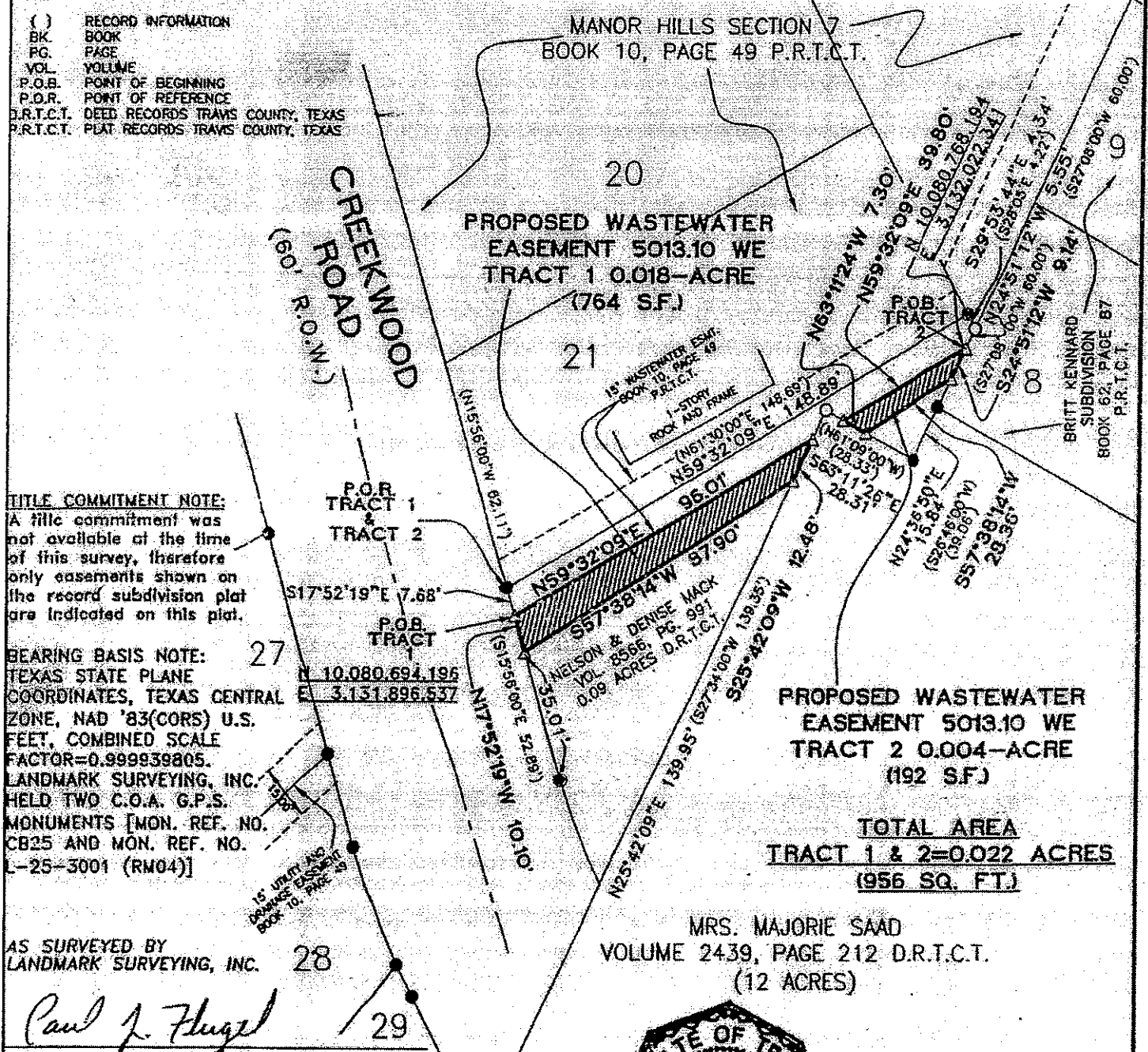
Exhibit A

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET
- △ CALCULATED POINT
- 3/4" IRON PIPE FOUND
- () RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS



SCALE 1"=40'



TITLE COMMITMENT NOTE:
A title commitment was not available at the time of this survey, therefore only easements shown on the record subdivision plat are indicated on this plat.

BEARING BASIS NOTE:
TEXAS STATE PLANE
COORDINATES, TEXAS CENTRAL
ZONE, NAD '83(CORS) U.S.
FEET, COMBINED SCALE
FACTOR=0.999939805.
LANDMARK SURVEYING, INC.
HELD TWO C.O.A. G.P.S.
MONUMENTS [MON. REF. NO.
CB25 AND MON. REF. NO.
L-25-3001 (RM04)]

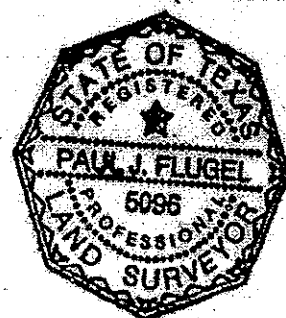
AS SURVEYED BY
LANDMARK SURVEYING, INC.

Paul J. Flugel

PAUL J. FLUGEL
Registered Professional Land Surveyor No. 5096
DATE: April 22, 2003

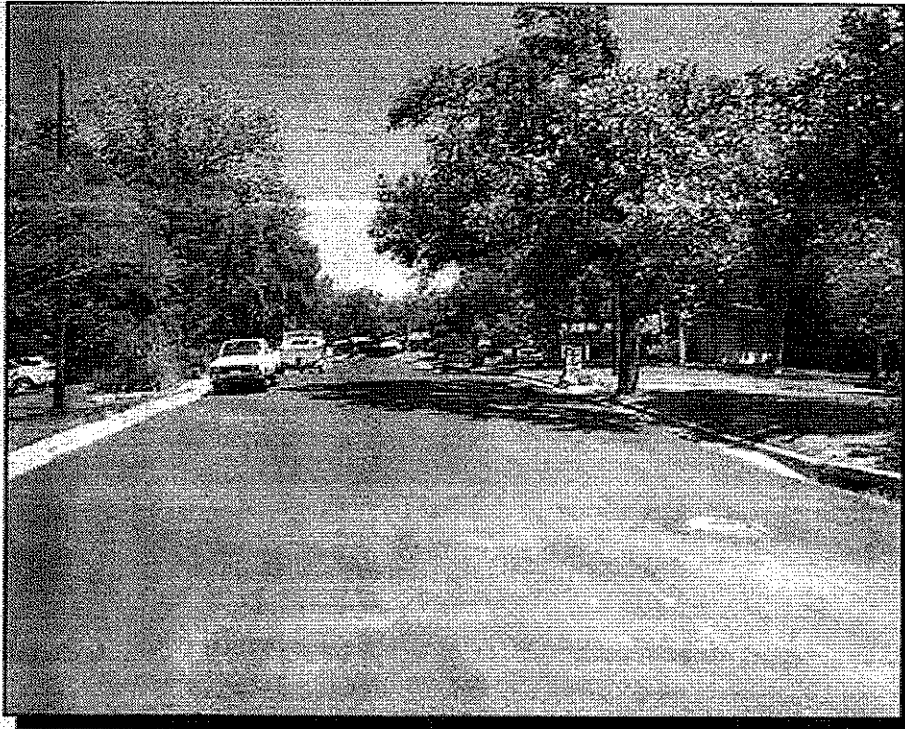
THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Client: KRAEER, Inc.
Date: April 22, 2003
Office: L. KRAEER
Crew: S. London
P.B.: 5708 & 5724
Dwg: C:\dwg\14\KLD72\51st & Manor EASEMENTS\NELSON-MACK.DWG
PLOT: 1001

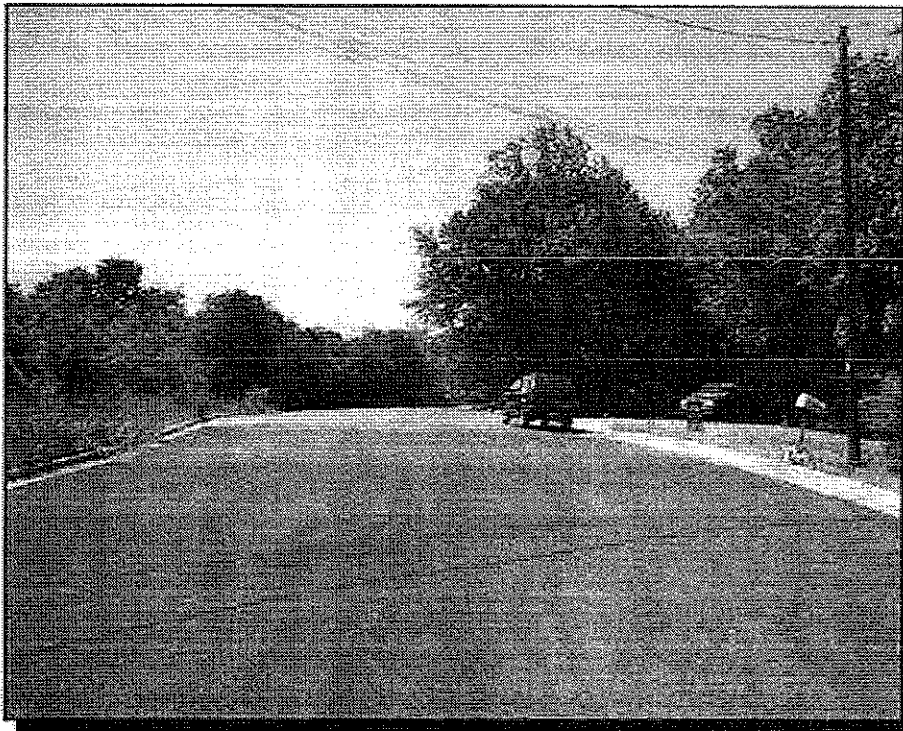


Landmark
SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY.
BUILDING A, SUITE 231
AUSTIN, TEXAS 78746
PH: (512)528-7411 FAX: (512)528-7413

site photos

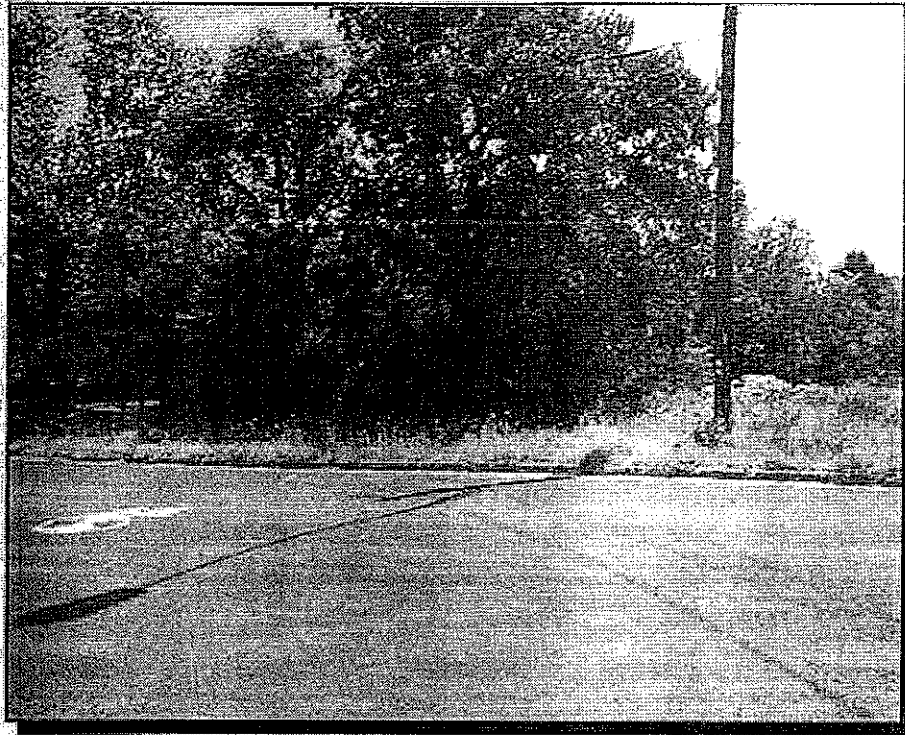


VIEW OF CREEKWOOD ROAD LOOKING NORTH.



VIEW OF CREEKWOOD ROAD LOOKING SOUTH.

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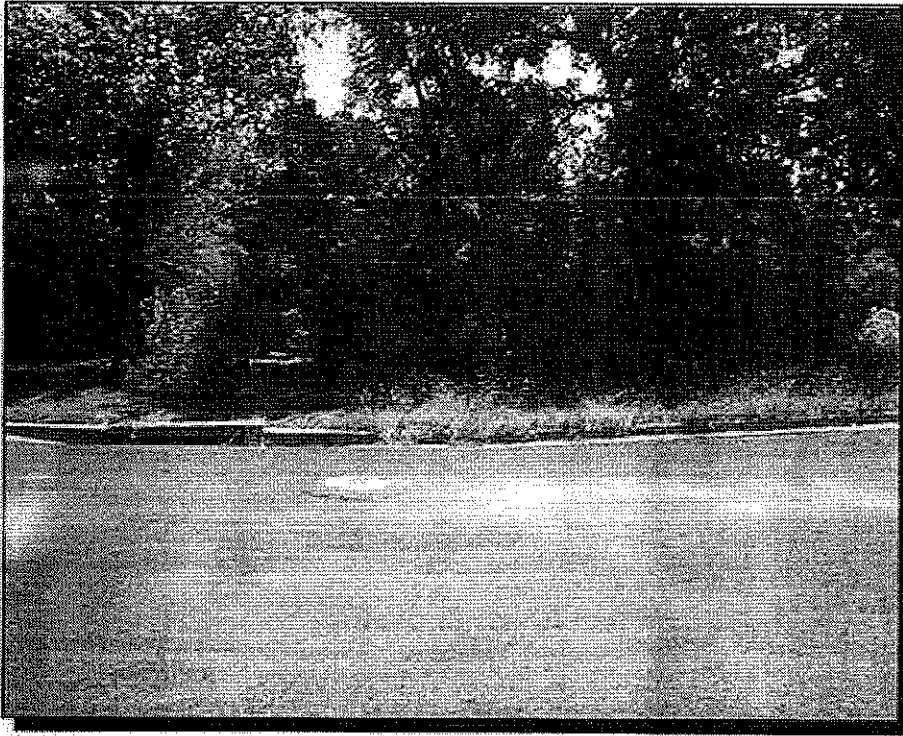
FRONT VIEW OF PROPERTY LOOKING EAST.



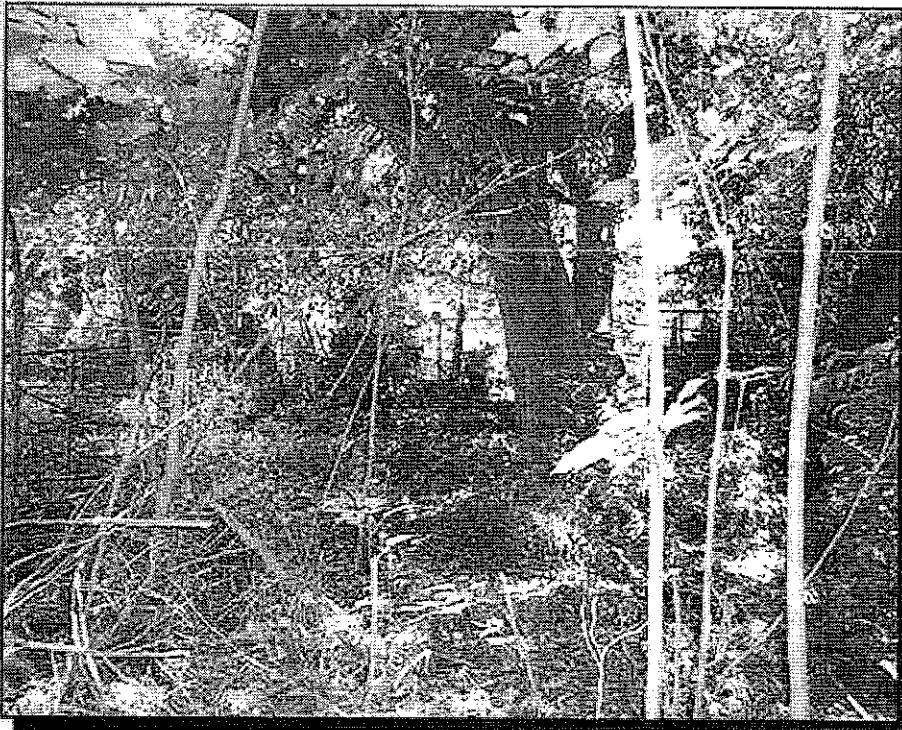
FRONT VIEW OF PROPERTY LOOKING EAST.

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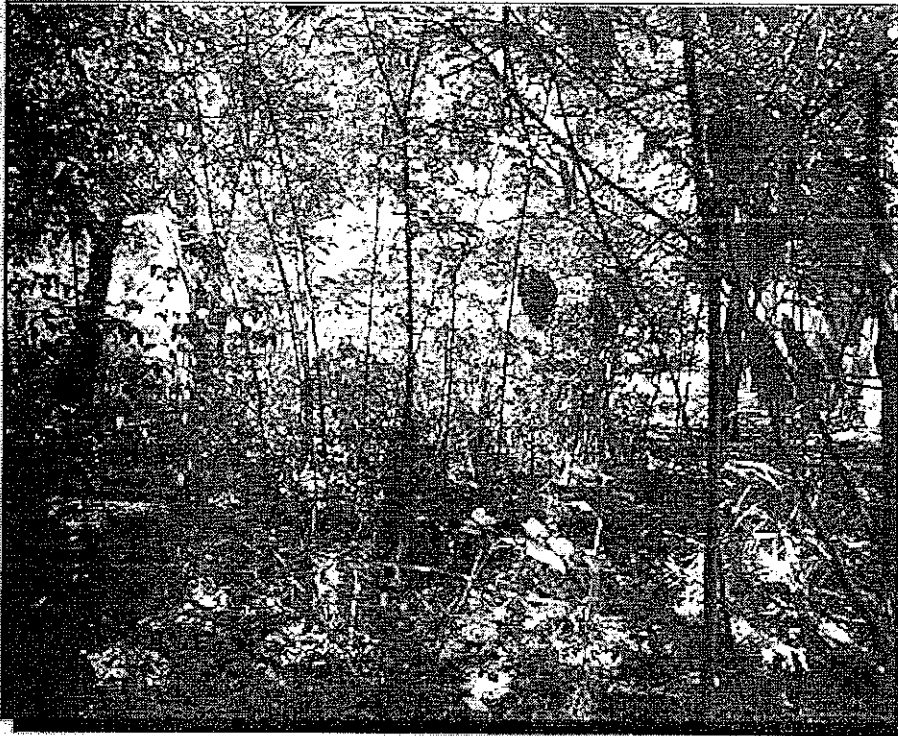
VIEW OF WASTEWATER EASEMENT LOOKING EAST.



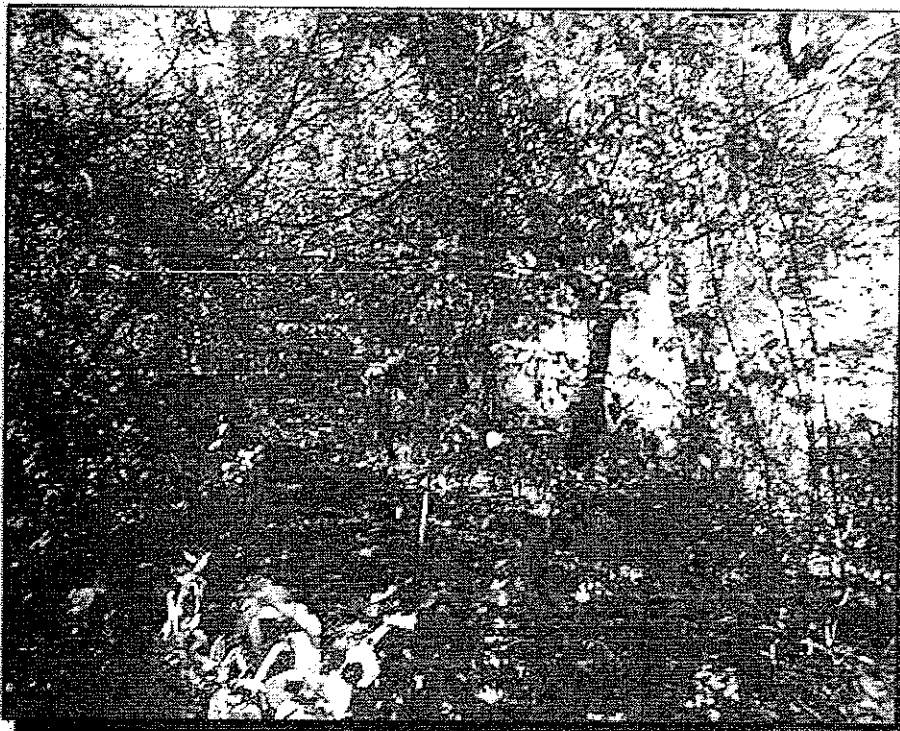
VIEW OF WASTEWATER EASEMENT LOOKING EAST.

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VIEW OF WASTEWATER EASEMENT LOOKING WEST.



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**VIEW OF TEMPORARY STAGING AREA AND MATERIAL
STORAGE SITE LOOKING NORTHEAST.**



**VIEW OF TEMPORARY STAGING AREA AND MATERIAL
STORAGE SITE LOOKING SOUTHEAST.**

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site plan

SURVEY OF A PORTION OF MANOR HILLS SECTION 7 OUT OF THE HENRY WARNELL SURVEY, NO. 20, ABSTRACT 793 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Exhibit A

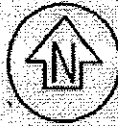
Page 4 of 4

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D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS

SCALE 1"=40'



28" POST OAK TREE
(APPROXIMATE LOCATION)

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BEARING BASIS NOTE:
TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD '83(CORS) U.S. FEET, COMBINED SCALE FACTOR=0.999939805.
LANDMARK SURVEYING, INC. HELD TWO C.O.A. G.P.S. MONUMENTS [MON. REF. NO. CB25 AND MON. REF. NO. L-25-3001 (RM04)]

AS SURVEYED BY
LANDMARK SURVEYING, INC. 28

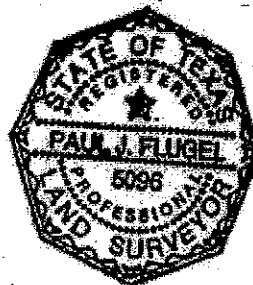
Paul J. Flugel

PAUL J. FLUGEL
Registered Professional Land Surveyor No. 5096
DATE: April 22, 2003

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Client: Mrs. Majorie
Order: 04/22/2003
Office: Austin
Drawn: E. London
P.L.: 5708 & 5724
Date: 04/22/03
Re: 015-2014-0082

MRS. MAJORIE
VOLUME 2439, PAGE 2
(12 ACRES)



Landmark
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.
BUILDING A, SUITE 231
AUSTIN, TEXAS 78746
PH: (512)328-2411 FAX: (512)328-7413

site: 3,902 SQ FT
building: 1,382 SQ FT
building coverage: 35.5 %

PROPOSED WASTEWATER EASEMENT 5013.10 WE TRACT 1 0.016-ACRE (764 S.F.)

PROPOSED WASTEWATER EASEMENT 5013.10 WE TRACT 2 0.004-ACRE (192 S.F.)

TOTAL AREA TRACT 1 & 2=0.022 ACRES (956 SQ. FT.)

ROOF COVERAGE

CREEKWOOD ROAD
(60' R.O.W.)

12" UTILITY AND DRAINAGE EASEMENT BOOK 10, PAGE 49 P.R.T.C.T.

MANOR HILLS SECTION 7
BOOK 10, PAGE 49 P.R.T.C.T.

BRITT KENNARD SUBDIVISION BOOK 62, PAGE 87 P.R.T.C.T.

12" WASTEWATER EASEMENT BOOK 10, PAGE 49 P.R.T.C.T.
1-STORY ROCK AND FRAME
(N61°30'00"E 148.69'
N59°32'09"E 148.69'

P.O.B. TRACT 1 & TRACT 2

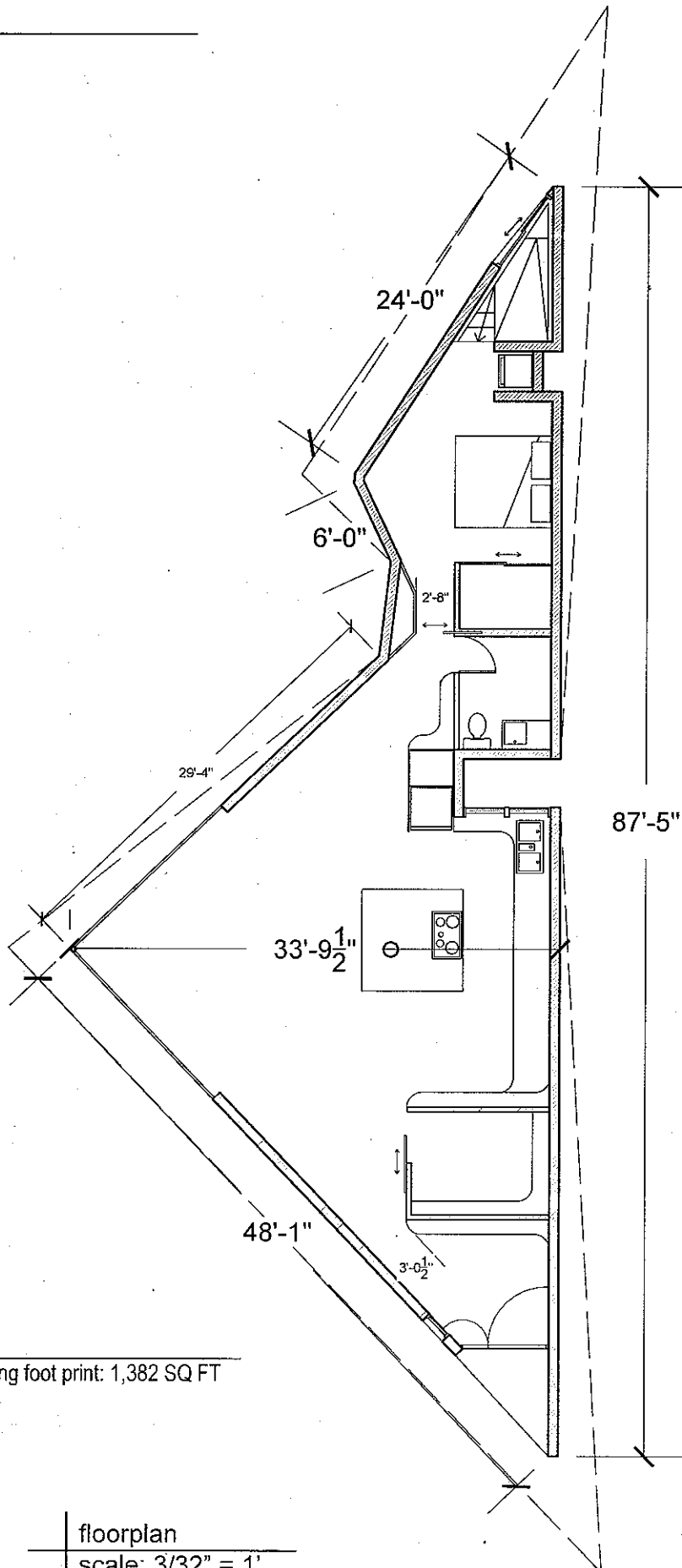
P.O.B. TRACT

27

28

29

plan



building foot print: 1,382 SQ FT

floorplan

scale: 3/32" = 1'

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elevation

