



SUBJECT TRACT

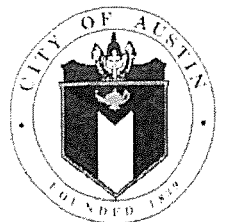


PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0080
Address: 7003 TOWNSBOROUGH



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.

Special Exception

CASE# C15-2015-0080
ROW# 11345862
TAX# 0219361516

CITY OF AUSTIN TCAD ✓
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: 7003 Townsborough

LEGAL DESCRIPTION: Subdivision - Colony Park Section 1, Phase 4A
Lot(s) 10 Block B Outlot — Division —

I/We Arturo M Reyes on behalf of myself/ourselves as authorized agent for

self affirm that on 16th March 2015

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ☒ MAINTAIN

curport in front setback

in a SF-2 district.
(zoning district)

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:

Special Exception

HARDSHIP:

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

Special Exception

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

Special Exception

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:

Special Exception

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

Mail Address

7003 Townsborough Dr.

City, State & Zip

Austin, TX 78724

Printed

Arturo Reyes

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

Mail Address

City, State & Zip

Printed

Phone

Date

aguinaga01@live.com

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

(1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

(2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

SCALE 1" = 20'

(11-081664 PR)

TOWNSBOROUGH DRIVE
(30' R.O.W.)

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey

Planning and Development Review Department
Date 8/14/14

By the granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

SINGLE STORY
BRICK
RESIDENCE

LOT 10
BLOCK B

LOT 11

AE APPROVED
AUG 04 2014
216-317
DRB

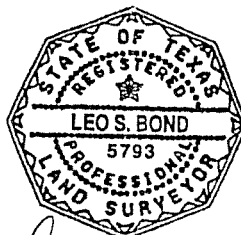
LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- WOOD FENCE
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- WATER METER
- TELEPHONE RISER
- ELECTRIC MANHOLE
- AIR CONDITIONER
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY

RESTRICTIONS:
SUBJECT TO RESTRICTIONS IN VOL. 6160, PG. 1267, AND AS PER PLAT IN VOL. 76, PG. 13.

SUBDIVISION: COLONY PARK SECTION ONE PHASE FOUR-A
LOT: 10 BLOCK: B VOLUME 76 PAGE 13 PLAT RECORDS
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 7003 TOWNSBOROUGH DRIVE
CITY: AUSTIN REFERENCE NAME ARTURO M. REYES

SIGNED BY Arturo M. Reyes.



ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO
UNITED TITLE OF TEXAS

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0125 E
PANEL: 0125 E
DATED: JUNE 16, 1993
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SURVEY DATE	JANUARY 19, 2007	
TITLE CO	UNITED TITLE OF TEXAS	
G.F. NO	0751907306KM	
JOB NO	A0112607	
FILED BY	CHRIS WOOD	01/18/2007
CALC. BY	ALLEN MOORE	01/19/2007
DRAWN BY	OBADIAH OCASIO	01/19/2007
CHECKED BY	OBADIAH OCASIO	01/19/2007
RPLS CHECK	LEO BOND	01/19/2007








2003 Aerial

CITY OF AUSTIN DEVELOPMENT WEB MAP

7003 Townsboro



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

**ACTRIS / ABoR**

Copy ML#

ML# 5814824

Area 3E

Status A / RES

Address 7003 Townsborough Dr*

ListPrice \$ 82,900

City Austin*

Zip 78724*

Subd Colony Park Sec 1 Phs 4-a*

School Austin Isd*

Elem A Jordan

Elem B N/A

Middle Doble

JrHS N/A

9/Hs N/A

SrHS Lyndon B Johnson

General Information

#Stories 1	#Living Rooms1	#Dining Rooms1	#Beds 3	#Full Baths 1	#Half Baths 0
#Garage 0 /	Sqft 1208 / Owner				Year Built 1979
Parking 2 Car Carport	Water Front No /				Acres 0
Const Vertical Siding	View No View				Master Desc Walk-In Closet
Roof Composition Shingle					Master Main Yes
Foundation Slab					LotSize 50 x 112*
LotDesc					
Directions Ed Bluestein south - left Loyola Ln - left Hillcroft - right Townsborough					

Utilities Information

Heat Central Heat, Natural Gas	Air Cond Central Air	Utilities Electric, Natural Gas
Water City At Street		Sewer City At Street

Financial Information

HOA \$	/
Taxes 1557*	Tax Year 2005*

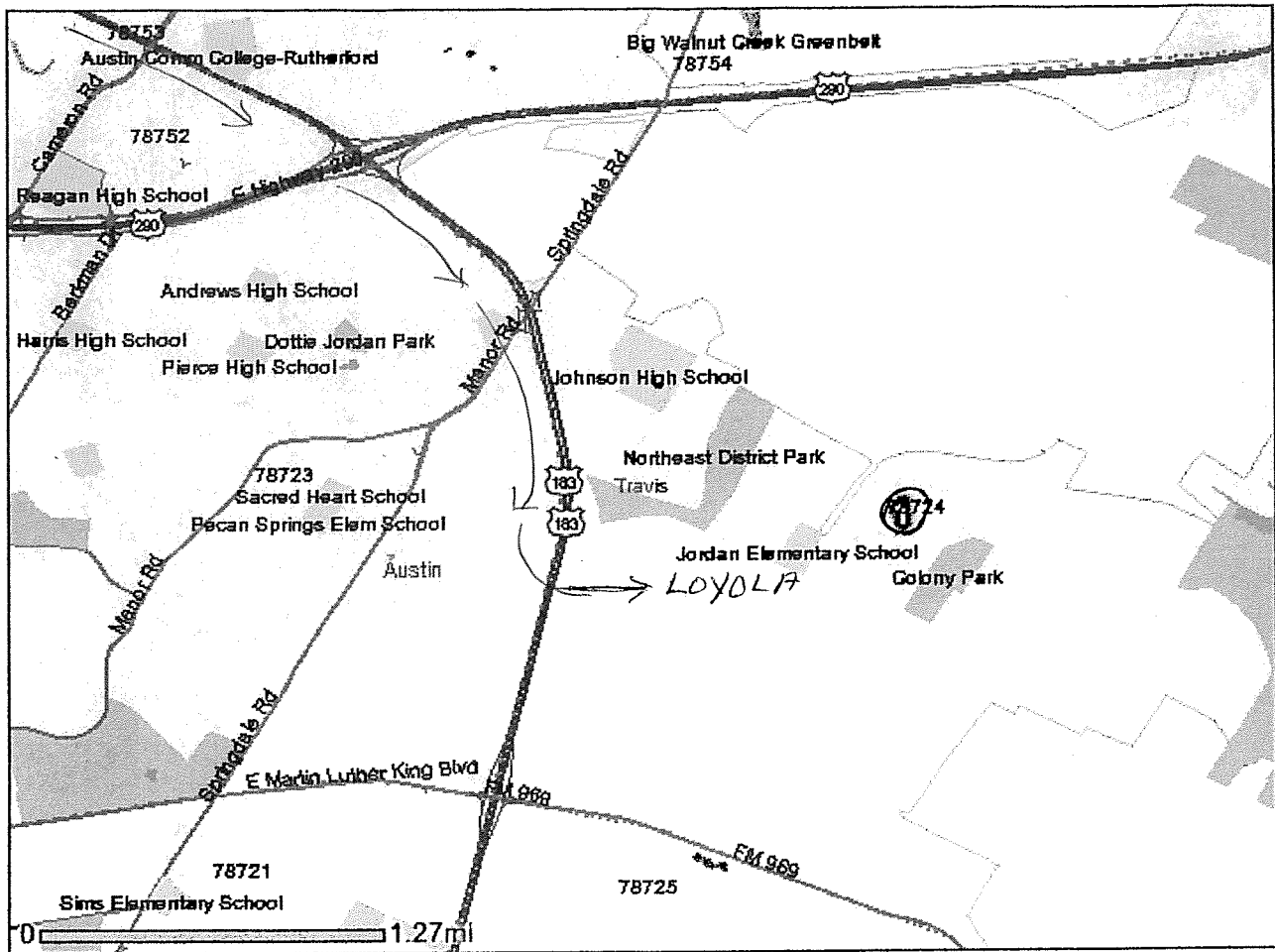
Internet Remarks Converted garage could be 2nd living or 3rd bedroom. Convenient location w/easy access to Capital Metro buses. Fresh interior paint and carpet replaced in 09/2006. Roof replaced in 2000. Move-in ready.

Prepared by: Lupe R Estrada

Mon, Jan 1, 2007 04:38 PM Information Deemed Reliable But Not
Guaranteed. Buyer Must Verify.
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Reserved. Mon, Jan 1, 2007 04:38 PM

LEFT - izquierda

RIGHT - al Derecho

7003 Townsborough....

Comments: South Ed Bluestein..... Left Loyola.....Left Hillcroft...Right Townsborough

#	mlsnum	status	price	beds	baths	sq ft	address
1	5814824	Active	\$82,900	3	1	1,208	7003 Townsborough Dr Austin TX 78724

Information is Believed To Be Accurate But Not Guaranteed

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Information Deemed Reliable But Not Guaranteed. Buyer Must Verify.

Support: mlssupport@abor.com
betterdata@abor.com



SPECIAL EXCEPTION INSPECTION



Address:	7003 Townsborough Dr..
Permit Number:	2014-081673
Property Owner Requesting Special Exception:	Arturo M Reyes

Special Exception Requested:

Approximately 25' of carport encroachment into front yard setback

Date Structure was originally constructed: verified COA, GIS 2003

Date of Inspection:	8-26-2014
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

Colony Park Neighborhood Assoc.
P.O. box 12891
Austin, Texas 78711 – 2891

August 19, 2013

Code Compliance/Improper Carports

Director: Carl Smart
1520 Rutherford Lane
Austin, Texas 78754

Dear Mr. Smart,

It has been brought to the attention of the Colony Park Neighborhood Association that several residents have received notices that their Carports are in violation of code compliance. On June 29, 2013 our association participated in a ride through the neighborhood with code compliance, one of our inexperienced members was paired with a code compliance officer who was not familiar with the area which resulted in several homeowners carports being deemed not up to code because the carports are not set back twenty-five feet from the street.

In many cases the homeowners that received these notices have had their carports for thirty years or more. This neighborhood has been disenfranchised for many years and in the last several months we have made great strides in working with several city departments, as well as meeting with City Council with matters pertaining to the Sustainable Grant that Colony Park was awarded by HUD.

Colony Park Neighborhood has many disadvantages one being many people living on fixed incomes or incomes at or below the poverty level. To comply with this ordinance would cause great hardship, both physical and financially.

Our neighborhood is asking for these carports to be grandfathered in since they have been in existence for 10 years or more, and do not pose a hazard to life, health, or public safety. A setback of twenty-five feet might be possible in some areas, but not in the Colony Park area where many of the houses are less than 1300 square feet.

We the residents of the Colony Park neighborhood and the Neighborhood Association are appealing to you to work with us and develop an amicable solution that can be palatable for your department as well as the neighborhood.

With Sincere Thanks

Barbara Scott – President Colony Park Neighborhood Association