

H01/1



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

NOTIFICATIONS
CASE:# C15-2017-0061
7300 S CONGRESS AVE



1" = 212'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 7300 S Congress Avenue

Subdivision Legal Description:

0423110710 - LOT 1 FRITTS SUBD / 0423110702 - BLK 3&3A FRITTS SARAH ANN SUBD /
0423110701 - BLK 4&4A FRITTS SARAH ANN SUBD / 0423110711 - BLK 5A FRITTS SARAH
ANN

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-6

I/We A. Ron Thrower on behalf of myself/ourselves as
 authorized agent for Elwyn Carol Williams Jr. affirm that on
 Month October, Day 13, Year 2017, 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: public drive/roadway

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

25-2-1063 (Height Limitations and Setback Requirements for Large Sites) of Article 10, Compatibility Standards (B) to decrease the distance that a structure can be constructed from a property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 0.80 ft. requested) in order to construct a driveway to provide connectivity between Meadow Lea Drive and South Congress Avenue.

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:

The set-back requirement does not allow for development of a roadway that will provide the City's desire for connectivity between S. Congress Avenue and Meadow Lea Drive while also abiding by the provisions of LDC 25-4-151, whereby streets must be in line with existing streets in adjoining property. The zoning regulations also hinder ease of emergency access to the proposed development and the existing neighborhood.

Hardship

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

The property is infill development with frontage/access to two street networks in which the City has indicated is desired for connectivity. More specifically, the variance is needed along the western portion of the property where the possibility for connectivity to the existing street, Meadow Lea Dr., is limited to a specific location that is dictated by the existing street network/infrastructure and existing development.

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

Most land/parcels in the area are not physically situated to offer an opportunity for connectivity between two existing streets.

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 variance will not impair the character and residential use of the adjacent property as the proposed development is also residential and therefore will be compatible in use, scale and traffic generation rates. The variance will improve vehicular and pedestrian connectivity from interior/existing neighborhood to S. Congress Avenue.

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: A. Ron Thrower Date: 10/13/2017

Applicant Name (typed or printed): A. Ron Thrower

Applicant Mailing Address: P.O. Box 41957

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

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: Elwyn Carol Williams Jr. Date: 17 OCT 2017

Owner Name (typed or printed): Elwyn Carol Williams Jr.

Owner Mailing Address: 2319 Legends Gate Drive

City: Spring State: TX Zip: 77386

Phone (will be public information):

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: A. Ron Thrower

Agent Mailing Address: P.O. Box 41957

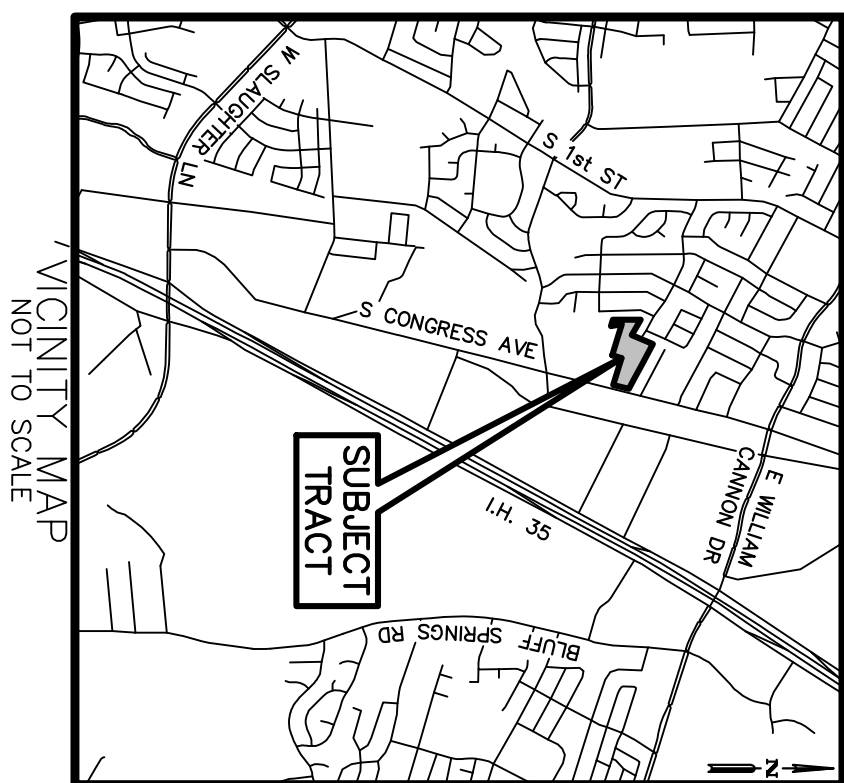
City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

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).



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| 1 | —/— | BOARD FENCE | TRANS COUNTY |
| 2 | B.W.F. | BOARD WOOD FENCE | TRANS COUNTY |
| 3 | D.R.C. | CHAIN LINK FENCE | TRANS COUNTY |
| 4 | —□— | DEED RECORDS, TRANS COUNTY | |
| 5 | —□— | HIGH WIRE FENCE | TRANS COUNTY |
| 6 | O.P.R.C. | OFFICIAL PUBLIC RECORDS, TRANS COUNTY | |
| 7 | —□— | OVERHEAD ELECTRIC LINES | TRANS COUNTY |
| 8 | —□— | WOOD PALETT FENCE | TRANS COUNTY |
| 9 | P.R.C. | POWER POLE | TRANS COUNTY |
| 10 | P.R.C. | PRIVATE, CONCRETE PIPE | TRANS COUNTY |
| 11 | S.F.R.C. | REAL PROPERTY RECORDS, TRANS COUNTY | |
| 12 | —□— | SQUARE FEET (EXTERIOR FOOTPRINT) | |
| 13 | TELPHONE | TELEPHONE | |
| 14 | TRANS | TRANSPARENCY | |
| 15 | TRANS | TRANSPARENCY ELECTRIC BOX | |
| 16 | W.V. | WATER WALTER | |
| 17 | W.V. | WATER WALTER | |
| 18 | { } | RECORD INFORMATION VOL. 721, PG. 1 | |
| 19 | { } | RECORD INFORMATION VOL. 721, PG. 1 | |
| 20 | { } | RECORD INFORMATION VOL. 89, PG. 306 | |
| 21 | [] | RECORD INFORMATION DOC. NO. 2004199446 | |
| 22 | —□— | AREA OF CONCRETE | |
| 23 | —□— | AREA OF GRAYAL DRIVE | |
| 24 | —□— | AREA OF STONE WALKWAY | |
| 25 | —□— | AREA OF WOOD DECKING | |
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1. BEANO ORIGINATOR IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203, NAD-83.
2. THIS SURVEY HAS BEEN IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STANBURY TITLE GUARANTY COMPANY UNDER G/L NUMBER 20160462, DATED EFFECTIVE OCTOBER 22, 2016 AND ISSUED ON NOVEMBER 09, 2016.
3. ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
4. FIELDWORK COMPLETED ON 12/01/2016.
5. THE PROPERTY LIES IN UNINSURED ZONE 7X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS ELUCIDATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBERS 4845302058H, REVISED SEPTEMBER 26, 2008 AND 4845302059J, REVISED JANUARY 6, 2016.
6. THE SURVEYOR MAKES NO GUARANTEE AS TO THE TYPES OF TREES LISTED ABOVE. IF CRITICAL, IT MAY BE PRUDENT TO HAVE AN EXPERT VERIFY THIS INFORMATION.

BENCHMARK:
TM
IS A MAG. NAIL SET IN ASPHALT ON THE WEST SIDE OF S. CONGRESS AVENUE AT THE SOUTH SIDE OF THE MOST
NORTHWEST CORNER OF THE EXISTING SIDEWALK, +/- 154 FEET
ELEVATION: 851.36 FEET (NAVD 88 DATUM)

1. Restrictive covenants recorded in Volume 89, Page 308 of the Plat Records of Travis County, Texas. DO AFFECT the subject tract.
2. No plat.
3. No plat.
4. No plat.
5. No plat.
6. No plat.
7. No plat.
8. No plat.
9. No plat.
- 10a. Bilingual Easement as recorded in Volume 430, Page 331 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract.
- 10b. Electric Transmission/Distribution Line Easement as recorded in Volume 574, Page 448 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract, but cannot be plotted from information currently available.
- 10c. Electric Transmission/Distribution Line Easement as recorded in Volume 594, Page 247 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract, but cannot be plotted from information currently available.
- 10d. Electric Transmission/Distribution Line Easement as recorded in Volume 548, Page 249 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract, but cannot be plotted from information currently available.
- 10e. Electric Transmission/Distribution Line Easement as recorded in Volume 550, Page 15 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract, but cannot be plotted from information currently available.
- 10f. Terms and conditions of the instrument recorded in Volume 515, Page 577 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract, but cannot be plotted from information currently available.

- 10j. Easement for Underground Facilities as recorded in Volume 4725, Page 1594 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract, but cannot be plotted from information currently available.
- 10k. Easement for Equipment Station as recorded in Volume 4725, Page 1596 of the Deed Records of Travis County, Texas. MAY AFFECT the subject tract, but cannot be plotted from information currently available.
- 10l. Driveway Easement as recorded in Volume 1482, Page 7 of the Real Property Records of Travis County, Texas. DOES AFFECT the subject tract, but cannot be plotted from information currently available.
- 10m. Driveway Easement as recorded in Volume 89, Page 308 of the Plat Records of Travis County, Texas. DOES AFFECT the subject tract, as shown hereon.
- 10n. Water Service Easement as recorded in Volume 11462, Page 11 of the Real Property Records of Travis County, Texas as shown on the plat recorded in Volume 89, Page 308 of the Plat Records of Travis County, Texas. DOES AFFECT the subject tract, as shown hereon.
- 10o. Terms, conditions and stipulations of the Reciprocal License Agreement recorded in Volume 11463 Page 1105 of the Real Property Records of Travis County, Texas. DOES AFFECT the subject tract, as shown hereon.

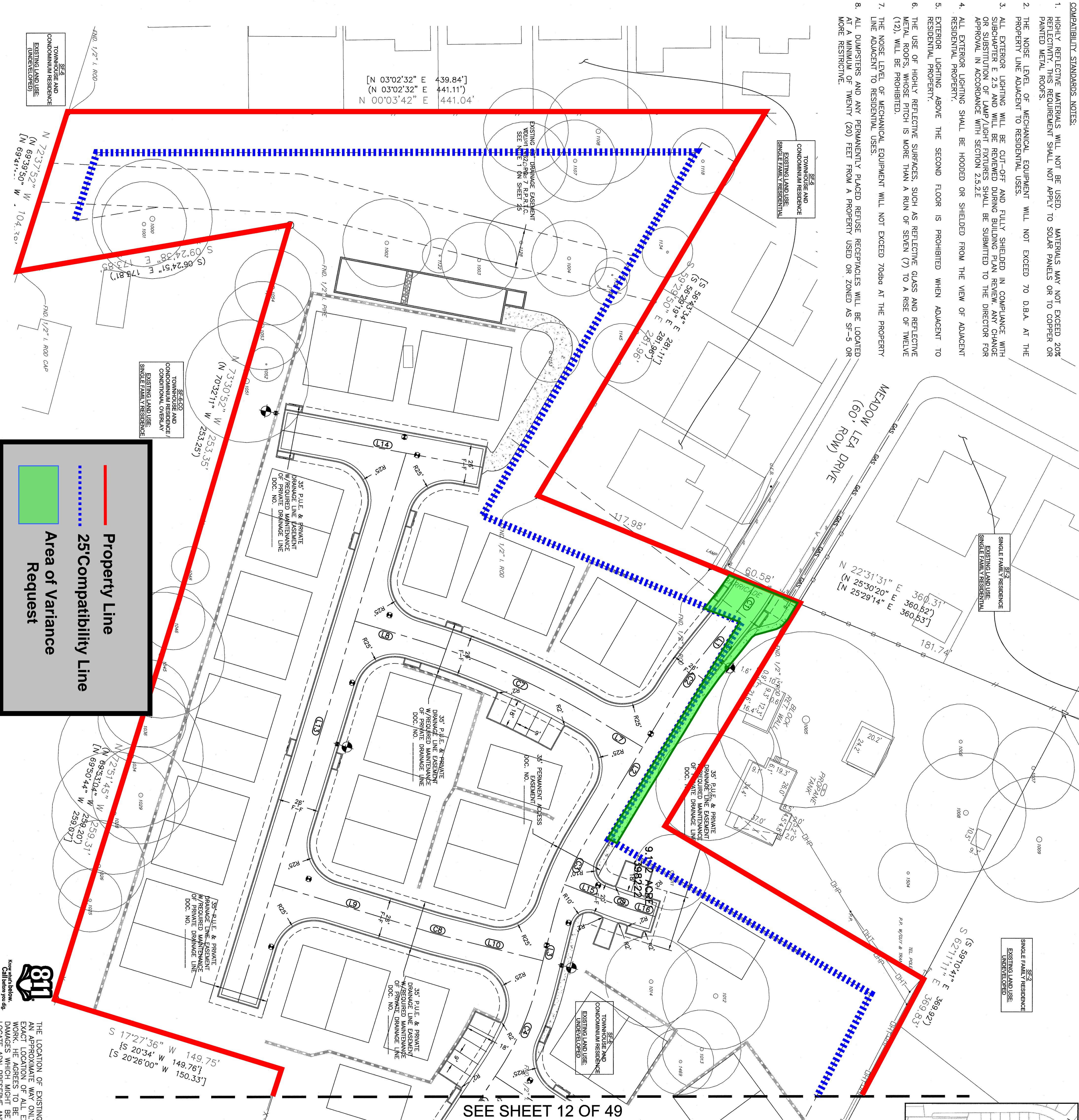
204 MEADOW LEA DRIVE, CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS.

DESIGN SURVEY OF BLOCKS 3, 3A, 4, 4A & 5A
OF THE SARAH ANN FRITTS SUBDIVISION,
OF RECORD IN VOL. 721, PG. 1,
DEED RECORDS AND LOT 1 OF THE FRITTS
SUBDIVISION, OF RECORD IN VOL. 89, PG. 308,
PLAT RECORDS, BOTH OF TRAVIS COUNTY, TEXAS.

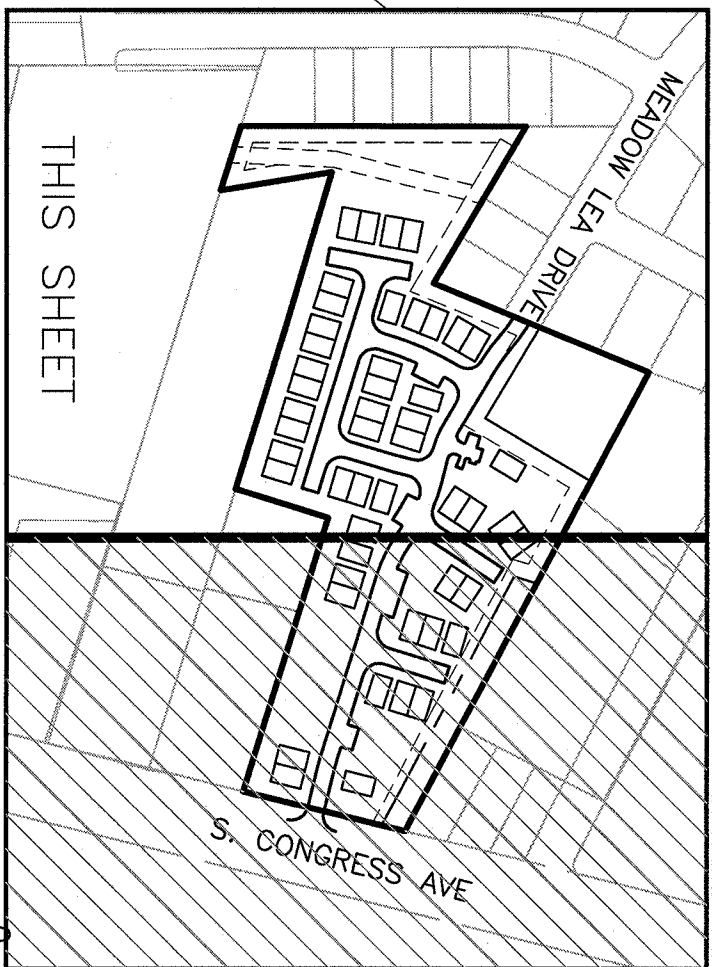
PLAT RECORDS, BOTH OF TRAVIS COUNTY, TEXAS, SUBDIVISION, OF RECORD IN VOL. 89, PG. 308,

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| PARTY CHIEF: | M.G. | ISSUE DATE: | 01/05/2017 | SHEET 1 |
| TECHNICIAN: | M.C. | SCALE: | 1" = 50' | |
| R.P.L.S.: | J.N. | JOB NUMBER: | 4553-00 | |
| BASE FILE: | | | OF 2 | |

- COMPATIBILITY STANDARDS NOTES:
1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
 2. THE NOSE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
 3. ALL EXTERIOR LIGHTING WILL BE CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.25 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 4. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
 5. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
 6. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
 7. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
 8. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.



SEE SHEET 12 OF 49

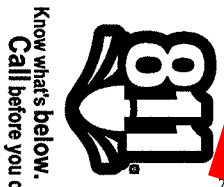


NOTES:

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR.
2. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
3. SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
4. ALL SIDEWALK TO BE 5.0' WIDE UNLESS OTHERWISE NOTED.
5. LIMITS OF FIRE LANE STRIPING SHOWN ON PLANS FOR CLARITY PURPOSES ONLY UNLESS SPECIFICALLY NOTED. ALL FIRE LANES TO BE A MINIMUM 25.0 FEET WIDE WITH 14.0 FEET OF VERTICAL CLEARANCE. MINIMUM TURNING RADIUS FOR FIRE ACCESS LANES ARE 28.0 FEET (INSIDE) AND 50.0 FEET (OUTSIDE).
6. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE FACE OF CURB.
7. FROM A CIVIL ENGINEERING STANDPOINT, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
8. PAVEMENT DESIGN INFORMATION PROVIDED IS FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY THE INFORMATION WITH THE MOST CURRENT AND FINAL GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL REFER TO GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT DESIGN BY XXXX REPORT DATED MONTH YEAR FOR PAVEMENT DESIGN SPECIFICATIONS.
10. THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING THAT THE GEOTECHNICAL REPORT HAS NOT BEEN MODIFIED OR UPDATED PRIOR TO BEGINNING CONSTRUCTION.
11. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35 FOOT INTERVALS ALONG THE CURB. SIGNS STATING "FIRE ZONE/TOW-AWAY ZONE" SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF A FIRE ZONE OR FIRE LANE. SIGNS SHALL COMPLY WITH STANDARD CITY OF AUSTIN DETAIL 9015-6.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH APPLICABLE CITY REGULATIONS SUCH AS THE ZONING STANDARDS FOR MEADOW LEA DRIVE, TEXAS, SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

| ZONING | ZONING USAGE CODE |
|-------------------|-------------------------------|
| EXISTING LAND USE | EXISTING LAND USE DESCRIPTION |

| LEGEND | |
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| --- | EXISTING MAJOR CONTOUR |
| - - - - | EXISTING MINOR CONTOUR |
| XXX--- | PROPOSED MAJOR CONTOUR |
| --- | PROPOSED MINOR CONTOUR |
| | FIRE LANE |
| --- | LIMITS OF CONSTRUCTION |
| --- | 6" CURB & GUTTER |
| --- | PROPOSED 4' SIDEWALK |
| --- | PRIVATE FIRE HYDRANT ASSEMBLY GATE VALVE |
| ⊗ | WATER VALVE |
| --- | EXISTING CURB & GUTTER |
| ⊗ | SURVEY BENCHMARK |
| ⊗ | EXISTING WATER VALVE |
| ⊗ | EXISTING FIRE HYDRANT |

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| SITE PLAN APPROVAL | SHEET 11 OF 49 |
| FILE NUMBER: 20-XXX-XXXXXX | APPLICATION DATE: DATE |
| UNDER SECTION 112 OF CHAPTER 253 OF THE CITY OF AUSTIN CODE | |
| EXPIRATION DATE (2-5-81, LTO) | CASE NUMBER: DW7-007 |
| PROJECT EXPIRATION DATE (080, #970905-A) | DW7-007 |
| Director, Watershed Protection and Development Review | ZONING: XXX |
| Reviewed for General Compliance: _____ | |
| Rev. 2: _____ | |
| Rev. 3: _____ | |
| Final Plan must be recorded by the Project Expiration Date, if applicable. The time of filing, and all required building permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date. | |

7300 SOUTH CONGRESS
AUSTIN, TEXAS

SITE PLAN (1 OF 2)

BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78712
TEL: 512-879-0400 • www.bgeinc.com
TBPPE Registration No. F-1046



DRAWN BY: VE

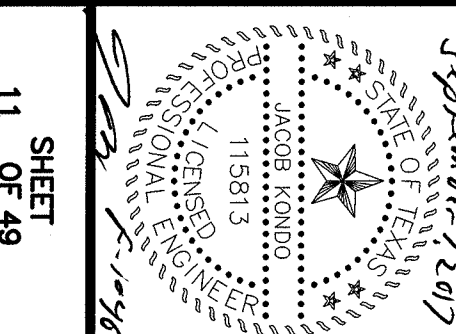
REVIEWED BY: JK

DESIGNED BY: JT

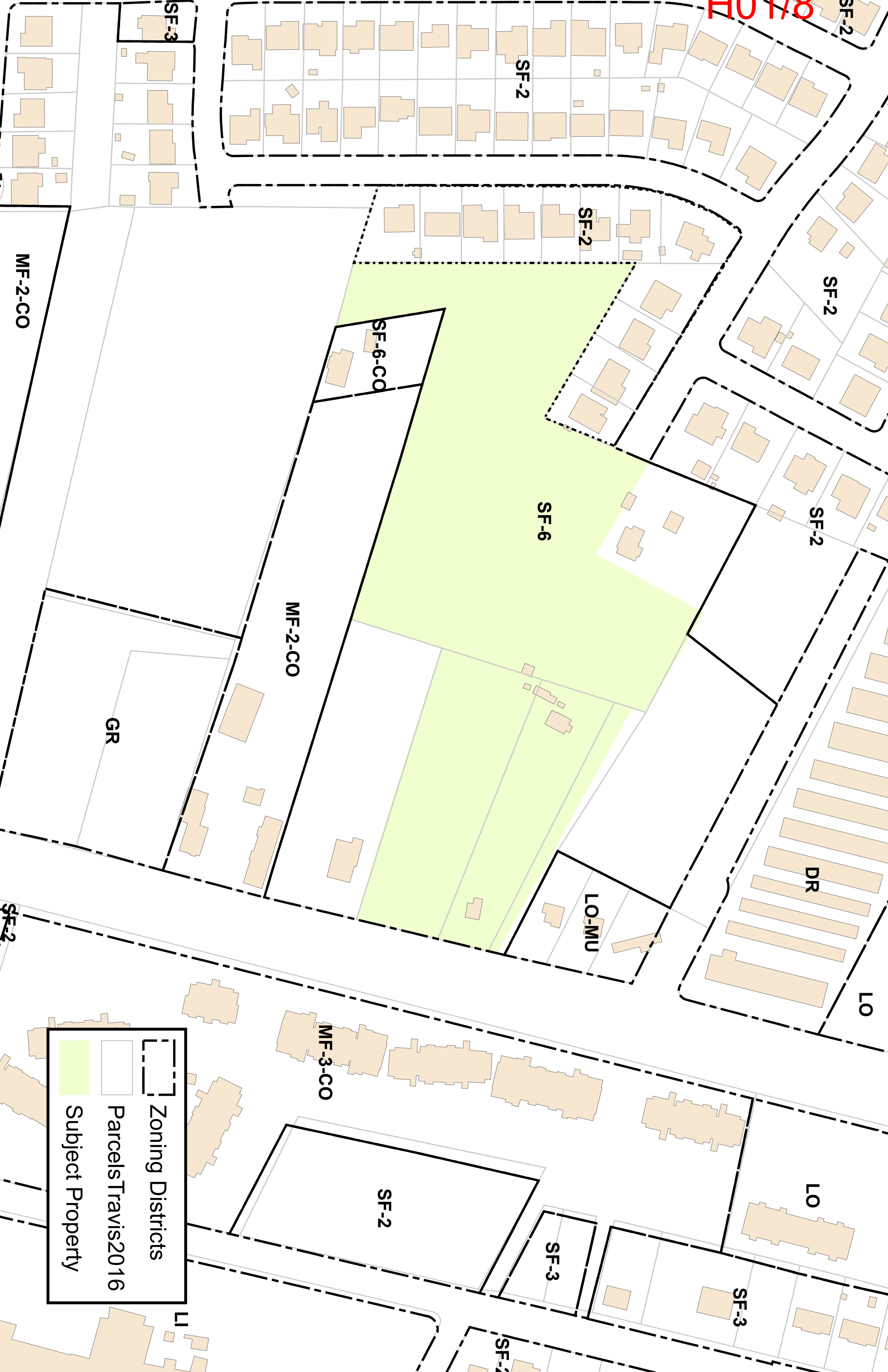
DESCRIPTION

DATE

APR



11 SHEET
OF 49



Zoning Districts

Parcels Travis 2016

Subject Property

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0007 – 7300 South Congress Avenue **Z.A.P. DATE:** April 4, 2017
Rezoning

ADDRESS: 7300 South Congress Avenue

DISTRICT AREA: 2

OWNER: Elwyn Carol Williams, Jr.

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: DR

TO: SF-6

AREA: 8.15 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

April 4, 2017: *APPROVED SF-6 DISTRICT ZONING*
[S. LAVANI; B. EVANS – 2ND] (10-0) 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject tract is located between William Cannon Drive and Dittmar Road, contains a few single family residences and is otherwise undeveloped. Given that the property was unplatted and undeveloped prior to annexation in November 1984, it was assigned development reserve (DR) zoning. Primary access to the tract is taken from South Congress Avenue, however Meadow Lea Drive, a local street within the Sunridge South subdivisions also terminates along its west side. There are single family residences, a mobile home residence and undeveloped land to the north (LO-MU; DR), apartments to the east (MF-3-CO), undeveloped land, apartments and two single family residences to the south (MF-2-CO; SF-6-CO; DR) and single family residences on standard lots to the west (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district and build up to 70 condominium units both stand-alone and attached, to be constructed in one phase. Private streets are proposed and it will not be a gated community.

Transportation review staff has deferred the issue of a vehicular access connection to

Meadow Lea Drive until the site plan stage when the number of dwelling units and a layout of improvements are provided.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the single family residences adjacent to the west and promotes a single-family character; 2) it will allow for clustering of units given moderate to extensive tree coverage on site; and 3) it helps to facilitate infill development in a manner that promotes attached and detached housing units, and common open spaces, which in turn creates a wider variety of housing options.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|------------------|--|
| <i>Site</i> | DR | A few single family residences |
| <i>North</i> | LO-MU; DR | Two single family residences; Mobile home residence; Undeveloped; Convenience storage |
| <i>South</i> | MF-2-CO; SF-6-CO | Apartments; Two single family residences; Undeveloped |
| <i>East</i> | MF-3-CO | Apartments |
| <i>West</i> | SF-2; SF-3 | Single family residences in the Sunridge South and Sunridge South Section 2 subdivisions |

AREA STUDY: N / A

NTA: Deferred to site plan

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Assn.
 646 – Circle S Ridge Neighborhood Association
 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas 1374 – Friends of Williams Elementary
 1429 – Go!Austin/Vamos!Austin (GAVA)-78745
 1440 – South Boggy Creek Environmental Association
 1494 – South Boggy Creek Neighborhood Association
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|--------------|---|---|
| C14-2013-0157 - Rezoning of 7200, 7202 and 7204 South Congress | LO to LO-MU | To Grant | Apvd (02-27-2014). |
| C14-01-0179 – Bethania Rezoning – 7110 S Congress Ave | DR to LO | To Grant | Apvd LO (02-28-2002). |
| C14-99-2065 – John Lewis Tract – 7201-7401 S Congress Ave | SF-3 to MF-3 | To Grant MF-2-CO w/CO for 2,000 trips/day | Apvd MF-3-CO w/CO for 23 u.p.a., 2,000 trips and prohibit vehicular access to Circle S Rd (8-17-2000). |
| C14-96-0057 – Goel Zoning Change – 7310 S Congress Ave | DR to MF-2 | To Grant MF-2 for Tract 1 & SF-6 for Tract 2, with conditions | Apvd MF-2-CO for Tract 1 and SF-6-CO for Tract 2, w/CO which requires access to S Congress Ave; 25' undisturbed buffer on west property line; limit Tract 2 to two single family dwelling units; and multi-family development limited to 18 units per acre on Tract 1 (09-26-1996). |
| C14-84-456 – Joyce & Issam Kussad – 7400-7406 S Congress Ave | I-RR to GR | To Grant | Apvd GR (04-11-1985). |

RELATED CASES:

The property was annexed into the Full purpose City limits on November 15, 1984 (C7A-83-017 A). There are no subdivision or site plan cases in process.

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|-----------------------|----------|----------|----------------|-----------|--------------------------------|-------------------------------|
| South Congress Avenue | 122 feet | 56 feet | Arterial | Yes | Yes (wide shoulder/ bike lane) | Yes |
| Meadow Lea Drive | 58 feet | 40 feet | Local | Yes | No | No |

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for South Congress Avenue.

CITY COUNCIL DATE: May 4, 2017

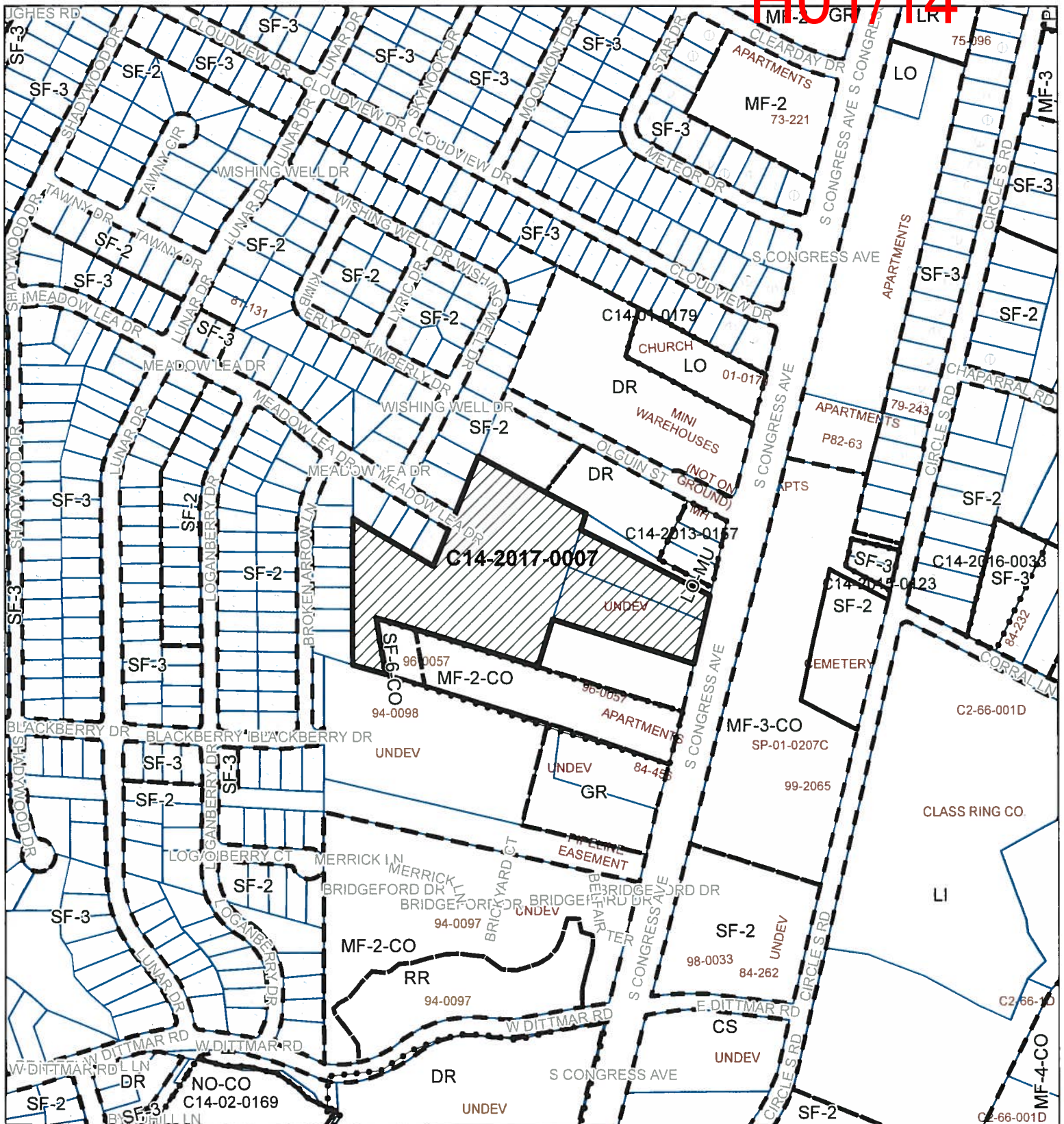
ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

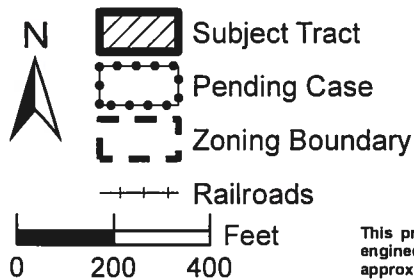
PHONE: 512-974-7719



ZONING

Case#: C14-2017-0007

EXHIBIT A



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 Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFER

ZONING

ZONING CASE#: C14-2017-0007
 LOCATION: 7300 S CONGRESS AVE
 SUBJECT AREA: 8.15ACRES
 GRID: G15
 MANAGER: WENDY RHOADES

Exhibit A1



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure.

2. Zoning should allow for reasonable use of the property.

3. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the single family residences adjacent to the west and promotes a single-family character; 2) it will allow for clustering of units given moderate to extensive tree coverage on site; and 3) it helps to facilitate infill development in a manner that promotes attached and detached housing units, and common open spaces, which in turn creates a wider variety of housing options and price ranges.

EXISTING CONDITIONS**Site Characteristics**

The site contains a few single family residences and is relatively flat.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Comprehensive Planning

This zoning case is located on the west side of S. Congress Avenue, on an 8.15 acre parcel that contains a few residences. The property is not located in a neighborhood planning area. Surrounding land uses includes a residence and mobile home residence to the north, an apartment building to the south, undeveloped land to the west, and an apartment complex to the east. The proposed use is a 70 unit condo/townhouse project.

Connectivity

The Walkscore is 41/100, meaning some errands may be accomplished on foot. Public sidewalks are available on both sides of the street and a CapMetro transit stop is located within 500 ft. of the property.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor**, which are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin policies are applicable to this project:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **HN P10.** Create **complete neighborhoods** across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being: (1) situated along a **Activity Corridor** as designated on the Growth Concept Map, which supports residential and multifamily uses; and (2) the Imagine Austin policies referenced above that supports a variety of development, including a variety of housing types, this project appears to be supported by Imagine Austin.

Drainage

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Gross Site Area</i> | <i>% of Gross Site Area with Transfers</i> |
|--|-----------------------------|--|
| Single-Family (minimum lot size 5750 sq. ft.) | 50% | 60% |
| Other Single-Family or Duplex | 55% | 60% |
| Multifamily | 60% | 70% |
| Commercial | 80% | 90% |

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan and Compatibility Standards

All single-family development will be reviewed for compliance with Chapter 25-2 of the Land Development code, the 2012 International Residential Code, and Chapter 25-12 Technical Amendments by the Residential Building Review Division.

Since this proposed zoning is SF-6, any development on it will be subject to compatibility standards at the time of site plan review for any portion of the site within 540 feet of property zoned with a more restrictive zoning. Any adjacent property which triggers compatibility requirements will require setback and height requirements.

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

Transportation

A Neighborhood Traffic Analysis may be required at the time of site plan (access to Meadow Lea Drive) when Staff has an accurate count of proposed land uses and the site layout [LDC, Sec. 25-6-114]. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session.

FYI – The right-of-way for Meadow Lea Drive stubs out to the proposed property. Per LDC 25-4-151, streets must be in line with existing streets in adjoining property except where the Comprehensive Plan, topography, requirements of traffic circulation or other considerations make it desirable to depart from such alignment. Staff recommends extending the street through the site to connect to South Congress Avenue to provide additional connectivity to and from South 1st Street to South Congress.

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for South Congress Avenue. The existing right-of-way appears to be greater than 114 feet. Additional right-of-way may be required at the time of subdivision and/or site plan application.

FYI – to provide connectivity between adjacent sites and the public right-of-way, Staff does not recommend gating. This issue will be addressed at the time a site plan is filed.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2017-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: April 4, 2017, Zoning and Platting Commission
May 4, 2017, City Council

Sandra Thompson
Your Name (please print)

☐ I am in favor
☒ I object

~~1202~~ 1202 Wishing Well
Your address(es) affected by this application

Sandra Thompson
Signature

Date

Daytime Telephone: 512 327 7687

Comments:

- This would increase the school.

- Reduce property value.

- Increase traffic.

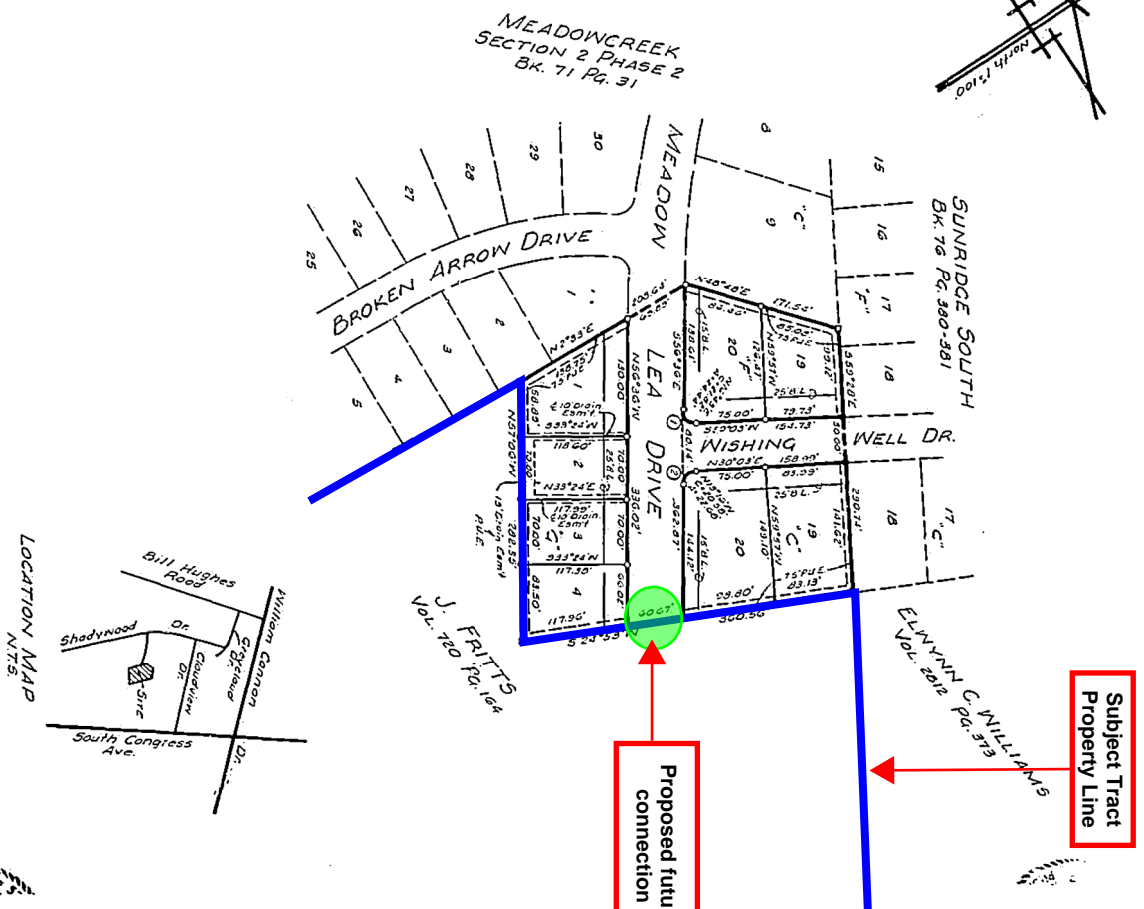
If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

H01/20

H01/22

- LEGEND**
- Iron Pin Set
 - Concrete Monument
 - Corner Monument
 - Building Line
 - Public Utility Easement
- CURVE DATA**
- | Station | Curve Length | Chord Length | Chord Bearing |
|---------|--------------|--------------|-----------------|
| 1 | 81.71' | 86.93' | N 89° 51' 10" E |
| 2 | 12.00' | 14.18' | N 14° 18' 00" E |
| 3 | 14.18' | 22.66' | N 14° 18' 00" E |
| 4 | 22.66' | 22.66' | N 14° 18' 00" E |
| 5 | 22.66' | 22.66' | N 14° 18' 00" E |



Subject Tract Property Line

Proposed future connection

SUNBRIDGE SOUTH

SECTION TWO

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: That Ron Scharte Company, Inc., having its home office in the City of Austin, Travis County, Texas, a corporation organized and existing under the laws of the State of Texas, acting through its President, Ron Scharte, does hereby publish, subscribe to, and record in Volume 77, Page 320 of the Deed Records of Travis County, Texas, as conveyed to the Sunbridge South Section Two, and does hereby dedicate to the public use of the streets and easements as shown hereon.

WITNESS MY HAND this the 20th day of February, 1979, A.D.

Ron Scharte, President
Ron Scharte, President
515 South First Street
Austin, Texas 78704

BEFORE ME, the undersigned authority, a Notary Public in and for Travis County, Texas, on this day personally appeared Ron Scharte, President, Ron Scharte Company, Inc., known to be the person and officer whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same as the act and deed of the Ron Scharte Company, Inc., for the purposes and considerations therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of February, 1979, A.D.

APPROVED FOR ACCEPTANCE:

Date MARCH 6, 1979

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, this the 6th day of MARCH, 1979, A.D.

Mary E. Schaefer
MARY E. SCHAEFER
Secretary
MIGUEL A. GUERRERO
Chairman

FILED FOR RECORD at 9:30 o'clock A.M., this the 7 day of MARCH, 1979, A.D.

Linda Kleemeier
Linda Kleemeier
Deputy
Doris Shropshire, Clerk, County Court,
Travis County, Texas

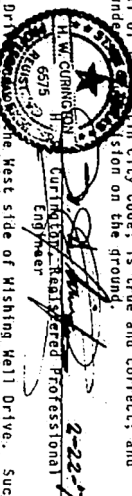
THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Doris Shropshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certification was filed for record in my office on the 7th day of March, 1979, A.D., at 9:30 o'clock A.M. and duly recorded in the Plat Book of March, 1979, in the 1st Record said County and State in the 1st Book of March, 1979.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY the date last written above.

Linda Kleemeier
Linda Kleemeier
Deputy
Doris Shropshire, Clerk, County Court,
Travis County, Texas

I, H. M. Curington, am authorized under the laws of the State of Texas to practice the profession of Engineering and hereby certify that this plat complies with Chapter 41 of the Texas Civil Statutes, is true and correct, and was prepared from an actual survey of the property made under



SIDEWALKS shall be installed on both sides of Meadow Lea Dr. and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certification was filed for record in my office on the 7th day of March, 1979, A.D., at 9:30 o'clock A.M. and duly recorded in the Plat Book of March, 1979, in the 1st Record said County and State in the 1st Book of March, 1979.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY the date last written above.

Note:

The City of Austin South Boggy Creek Drainage Study (1977) indicates that this area is not affected by any 25 year or 100 year Flood Plain.

CB-18-103

Drawn By: Henry C.
No. 101-8
Job No. 78-106-F