



1013 E. 3RD ST. (TRIPLEX)



1401 E. 4TH ST. (MULTIFAMILY)



1203, 1205 & 1207 E. 2ND ST. (DUPLEXES)



1300 & 1302 E. 3RD ST. (PRIMARY RESIDENCES W/ ADUs)



1113 E. 3RD ST. (FOURPLEX)



104 WALLER (TRIPLEX W/ ADU)

**1116 EAST 3RD STREET / AUSTIN, TX 78702**  
**CONTEXT PHOTOS**



| NUMBER | STREET | USE*<br>(other than SF) | ZONING*<br>(other than SF3) | LOT SIZE |
|--------|--------|-------------------------|-----------------------------|----------|
| 911    | E 2nd  |                         |                             | 6073     |
| 912    | E 2nd  |                         |                             | 6073     |
| 1000   | E 2nd  |                         | CIVIC (FLUM)                | 7780     |
| 1004   | E 2nd  |                         | CIVIC (FLUM)                | 7780     |
| 1010   | E 2nd  | church                  | CIVIC (FLUM)                | 17169    |
| 1100   | E 2nd  | 3 unit                  |                             | 7780     |
| 1101   | E 2nd  |                         |                             | 6370     |
| 1102   | E 2nd  |                         |                             | 7780     |
| 1103   | E 2nd  | 2 unit                  |                             | 6370     |
| 1104   | E 2nd  |                         |                             | 7780     |
| 1105   | E 2nd  | 2 unit                  |                             | 6370     |
| 1106   | E 2nd  |                         |                             | 7780     |
| 1108   | E 2nd  |                         |                             | 7780     |
| 1111   | E 2nd  | SF + warehouse          |                             | 6370     |
| 1109   | E 2nd  |                         |                             | 6370     |
| 1200   | E 2nd  | SF + art studio         |                             | 6555     |
| 1202   | E 2nd  |                         |                             | 6555     |
| 1203   | E 2nd  | duplex                  |                             | 6555     |
| 1204   | E 2nd  |                         |                             | 6555     |
| 1205   | E 2nd  |                         |                             | 5656     |
| 1206   | E 2nd  |                         |                             | 6555     |
| 1207   | E 2nd  | duplex                  |                             | 6555     |
| 1208   | E 2nd  | 2 unit                  |                             | 6555     |
| 1211   | E 2nd  |                         |                             | 6555     |
| 1212   | E 2nd  |                         |                             | 3800     |
| 1213   | E 2nd  | SF + accessory          |                             | 6555     |
| 1300   | E 2nd  |                         |                             | 6555     |
| 1301   | E 2nd  |                         |                             | 4892     |
| 911    | E 3rd  |                         |                             | 3051     |
| 918    | E 3rd  |                         |                             | 3450     |
| 1001   | E 3rd  |                         |                             | 7780     |
| 1003   | E 3rd  |                         |                             | 7780     |
| 1007   | E 3rd  |                         |                             | 7780     |
| 1013   | E 3rd  | 3 unit                  |                             | 7780     |
| 1015   | E 3rd  | 2 unit                  |                             | 7780     |
| 1100   | E 3rd  | industrial              | TOD                         | 6900     |
| 1101   | E 3rd  |                         |                             | 5835     |
| 1104   | E 3rd  | 2 unit                  | MF (FLUM)                   | 3450     |
| 1105   | E 3rd  | 2 unit                  |                             | 5835     |
| 1107   | E 3rd  | church                  |                             | 3890     |

| NUMBER    | STREET     | USE*<br>(other than SF) | ZONING*<br>(other than SF3) | LOT SIZE |
|-----------|------------|-------------------------|-----------------------------|----------|
| 1111      | E 3rd      | 2 unit                  |                             | 7780     |
| 1112      | E 3rd      | 2 unit                  | MF (FLUM)                   | 3450     |
| 1112 B    | E 3rd      | 2 unit                  | MF (FLUM)                   | 3450     |
| 1113      | E 3rd      | 4 unit                  | MF3                         | 7971     |
| 1115      | E 3rd      |                         |                             | 5307     |
| 1118      | E 3rd      | church                  |                             | 6900     |
| 1120      | E 3rd      | church                  | CIVIC (FLUM)                | 2000     |
| 1201      | E 3rd      | 2 unit                  |                             | 6555     |
| 1203      | E 3rd      |                         |                             | 6555     |
| 1205      | E 3rd      | 2 unit                  |                             | 6555     |
| 1207      | E 3rd      |                         |                             | 6555     |
| 1209      | E 3rd      |                         |                             | 6555     |
| 1210      | E 3rd      |                         |                             | 6555     |
| 1212      | E 3rd      | 2 unit + accessory      | GR                          | 6555     |
| 1208      | E 3rd      | 2 unit + accessory      |                             | 6551     |
| 1200      | E 3rd      | office                  | TOD                         | 19667    |
| 1301      | E 3rd      |                         |                             | 4275     |
| 1000      | E 4th      | Cap Metro               | TOD                         | 78252    |
| 1101-1119 | E 4th      | industrial              | TOD                         | 37950    |
| 1201-1209 | E 4th      | industrial              | TOD                         | 31396    |
| 1217      | E 4th      | industrial              | TOD                         | 3277     |
| 1109      | E 5th      | Cap Metro               | TOD                         | 79209    |
| 1201      | E 5th      | Cap Metro               | TOD                         | 80582    |
| 111       | Attayac    |                         |                             | 1662     |
| 202       | Attayac    |                         |                             | 2755     |
| 204       | Attayac    | art studio              |                             | 6555     |
| 205       | Attayac    |                         |                             | 2280     |
| 304       | Attayac    | industrial              | TOD                         | 3277     |
| 112       | Medina     | church                  | CIVIC (FLUM)                | 35562    |
| 206       | Medina     | church                  | CIVIC (FLUM)                | 2550     |
| 300       | Medina     | industrial              | TOD                         | 75900    |
| 105       | San Marcos | church                  |                             | 2660     |
| 206       | San Marcos |                         |                             | 2420     |
| 208       | San Marcos |                         |                             | 2584     |
| 302       | San Marcos | industrial              | TOD                         | 4450     |
| 104       | Waller     | fourplex                |                             | 6370     |
| 115       | Waller     | duplex                  |                             | 6555     |
| 206       | Waller     |                         |                             | 2280     |
| 304       | Waller     | church                  | CIVIC (FLUM)                | 4900     |

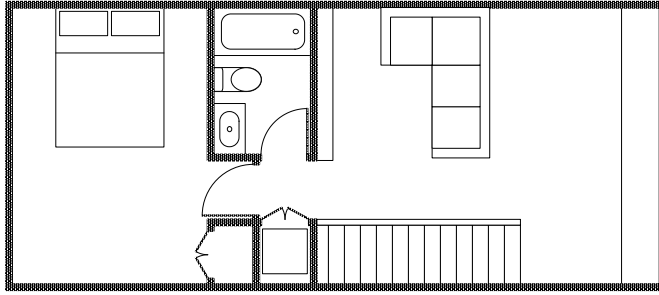
|                           |    |      |
|---------------------------|----|------|
| Total Lots                | 85 | 100% |
| Single Family Residential | 36 | 42%  |
| 2 or more units           | 21 | 25%  |
| Non-residential Use       | 28 | 33%  |
| Small Lots                | 24 | 28%  |

|                                       |         |      |
|---------------------------------------|---------|------|
| Total Land (SF)                       | 853,496 | 100% |
| Residential                           | 330,019 | 39%  |
| Non-Residential<br>(incl. TOD and MF) | 523,477 | 61%  |

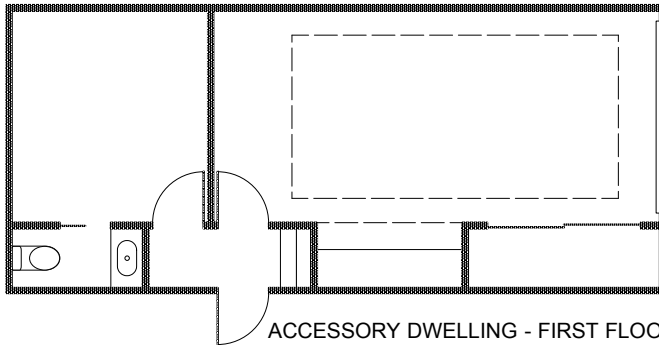
1116 EAST 3RD STREET / AUSTIN, TX 78702  
NEIGHBORHOOD LAND USE

| DEVELOPMENT STANDARDS COMPARISON |          |                   |                   |                 |                      |
|----------------------------------|----------|-------------------|-------------------|-----------------|----------------------|
|                                  | SF-3     | Small Lot Amnesty | TOD - Low Density | TOD - Live/Work | 1116 E. 3rd Proposed |
| Min. Lot Size                    | 5,750 sf | 2,500 sf          | 2,500 sf          | 2,500 sf        | 3,450 sf             |
| Min. Lot Width                   | 50 feet  | 25 feet           | 20 feet           | 20 feet         | 25 feet              |
| Max. Dwelling Units per lot      | 2        | 1 or 2 (per NP)   | 2                 | 3               | 2                    |
| Max. Floor Area                  | 40%      | 2,300 sf          | 200%              | 200%            | 2,300 sf             |
| Max. Impervious                  | 45%      | 65%               | 85%               | 95%             | 42%                  |
| Building Height                  | 32 feet  | 32 feet           | 40 feet           | 40 feet         | 25 feet              |
| Front Setback                    | 25 feet  | 25 feet           | —                 | —               | 25 feet              |
| Side Setback                     | 5 feet   | 5 feet            | —                 | —               | 5 feet               |
| Alley Setback                    | 5 feet   | 5 feet            | —                 | —               | 5 feet               |
| Required Parking Spots           | 2        | 2                 | 0                 | 0               | 2                    |

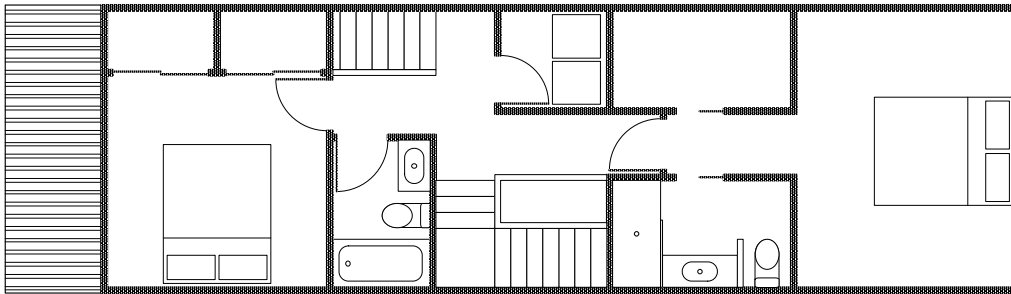
1116 EAST 3RD STREET / AUSTIN TX 78702  
DEVELOPMENT STANDARDS



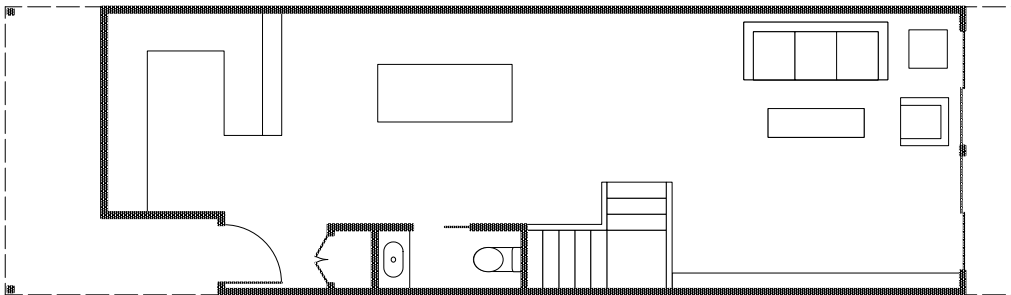
ACCESSORY DWELLING - SECOND FLOOR  
SCALE: 1/8" = 1'-0"



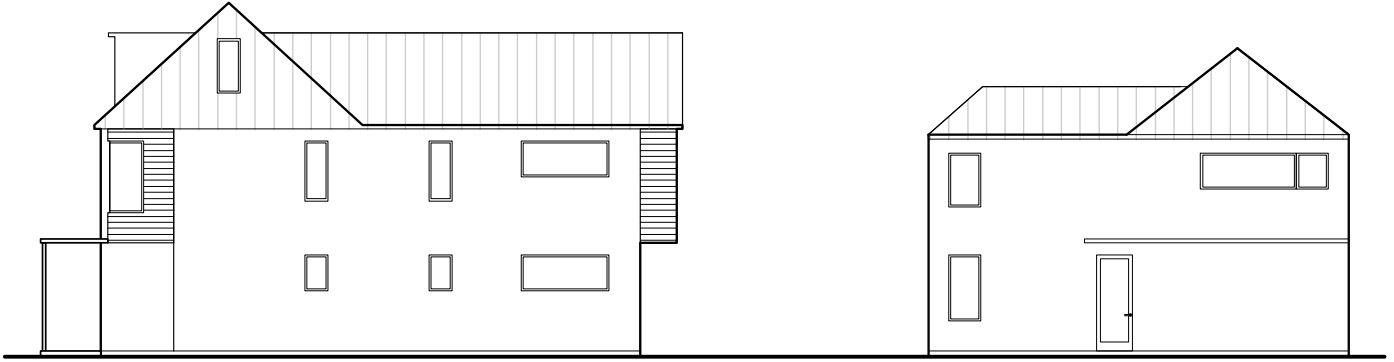
ACCESSORY DWELLING - FIRST FLOOR



PRIMARY DWELLING - SECOND FLOOR  
SCALE: 1/8" = 1'-0"

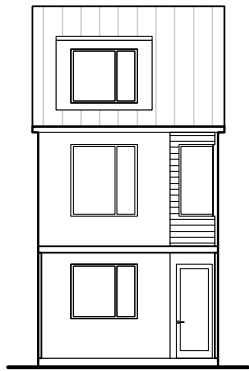


PRIMARY DWELLING - FIRST FLOOR

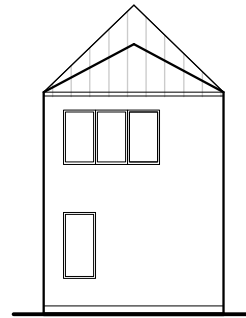


PRIMARY DWELLING - SIDE ELEVATION  
SCALE: 1/16" = 1'-0"

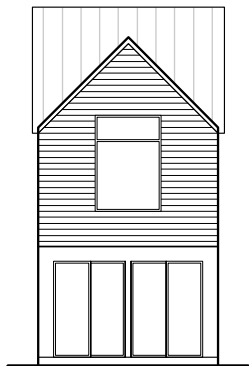
ACCESSORY DWELLING - SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



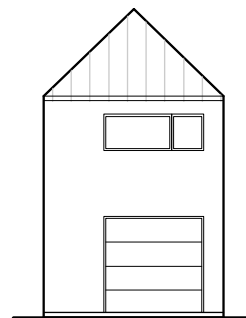
PRIMARY DWELLING - FRONT ELEVATION



ACCESSORY DWELLING - FRONT ELEVATION



PRIMARY DWELLING - REAR ELEVATION



ACCESSORY DWELLING - REAR ELEVATION





*Schematic Rendering - Front Elevation*

**1116 EAST 3RD STREET / AUSTIN, TX 78702**  
**SCHEMATIC RENDERING**



January 5, 2017

ATTN: Members, City of Austin Board of Adjustment  
City Council Chambers  
301 West 2nd Street  
Austin, Texas

RE: Request for Variance from City of Austin Land Development Code  
Section 25-2-774 (A) and (C) (5), 25-2-1406 (5) (d)  
Case Number – C15-2017-0068  
LOTS 6-7 BLK 13 OLT 2 DIVISION O  
1116 E 3rd Street  
Austin, Texas 78702

To the members of the City of Austin Board of Adjustment—

My name is Kristen Heaney, and I am a residential representative of the East Cesar Chavez Neighborhood Contact Team (ECCNCT). The East Cesar Chavez Neighborhood includes the lots at issue in City of Austin Case C15-2017-0068 and the neighborhood has an interest in the decision made by the Board of Adjustment.

We respectfully request that the Board of Adjustment consider the following:

The ECCNCT met on December 20, 2017. Jessica Braun and Mason Moore attended the meeting to provide details about their variance request for the property located at 1116 E 3rd Street. Ms. Braun and Mr. Moore presented their plans and asked for the contact team's support. They explained their request to disaggregate lots 6 and 7 to use them as originally platted, and build two new primary residences. They also requested support for a variance to allow ADUs to be built on the resultant lots under small lot amnesty and that these garage apartments have an increased FAR of .20. Braun and Moore presented a development plan that offers potentially less expensive housing options by designing smaller homes and distributing the cost of the land across 4 units. After review of the plans and evidence, the item was discussed, and the ECCNCT voted to support the request and to provide written confirmation of the same.

The East Cesar Chavez Neighborhood Contact Team does hereby support the variance request for 1116 E 3rd Street as described above.

We invite you join us in support of this project.

Sincerely,

*Kristen Heaney*

**Kristen Heaney**  
Sector 8, Residential Rep  
East Cesar Chavez Neighborhood Contact Team  
ECCNCT via e-mail  
Jessica Braun via e-mail





I, Jessica Braun, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to build 2 homes with garage apartments (600sf) at 1116 E 3rd Street.

By signing this form, I understand that I am declaring my support for the variance being requested.

| Property Owner Name<br>(Printed) | Address            | Signature |
|----------------------------------|--------------------|-----------|
| Nicholas Parenti                 | 1210 E. 3rd Street |           |
| Justine Braun                    | 206 E Waller       |           |
| Maria Medina                     | 1206 E 2nd st      |           |
| Verma Garcia                     | 1204 E. 2nd. St.   |           |
| Jennifer Chenoweth               | 1200 E 2nd         |           |
| Alefredo Lopez<br>(Tenant)       | 1104 E 2nd st      |           |
| Jordan Smith<br>(tenant)         | 1100 E 2nd St      |           |

006/48