



May 6, 2019

Ann B Lewis  
1201 W 38th St  
Austin TX, 78705

Property Description: LOT 1 SETON MEDICAL CENTER ADDN NO 2

**Re: C16-2019-0001**

Dear Ann B,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from

A. Section 25-10-131 (D) (Additional Freestanding Signs Permitted) to increase the total number of freestanding signs from 2 (required, permitted) to 4 (requested, 1 to be replaced 3 existing to remain); and to

B. Section 25-10-191 (Sign Setback Requirements) (E) to decrease the feet a sign with a support of more than 36 inches in diameter must be set back from street right of way from 12 feet (required) to 6 feet (requested, existing)

In order to replace one existing freestanding sign at this site in the Commercial Sign District within a "PUD", Planned Unit Development zoning district.

Austin Energy does not oppose the requested sign variances, provided that all proposed and existing improvements are in compliance with AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. Owner applicant must contact 311, Austin Energy's utility location services before construction. (Dig safe)

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If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Eben Kellogg, Property Agent**

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Austin, TX 78741  
(512) 322-6050



May 6, 2019

Jason Asbury  
5501 Airport Blvd  
Austin TX, 78751

Property Description: LOT 5 RESUB NO 2 OF BLK 1-2 HILL LOU H MRS SUBD

**Re: C15-2019-0022**

Dear Jason,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to Section 25-6 Appendix A (*Tables of Off-Street parking and Loading Requirements*) to reduce the number of required parking spaces from 360 spaces (required) to 339 spaces (requested, 271 spaces existing);

In order to add 6,000 square feet office space for 240 employees in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use building – Conditional Overlay – Neighborhood Plan zoning district. (North Loop)

Austin Energy does not oppose the requested parking space variance, provided that all proposed and existing improvements are in compliance with AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

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May 6, 2019

Jeffrey Howard  
2404 Sweetbrush Dr  
Austin TX, 78703

Property Description: LOT 2&3 SWEETBRUSH

**Re: C15-2019-0025**

Dear Jeffrey,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested);

In order to erect a single family home in a "SF-3-NP", Family Residence zoning district. (West Austin Neighborhood Group)

Austin Energy does not oppose the requested rear setback variance, provided that all proposed and existing improvements are in compliance with AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. If our service is recommended to be relocated, when you obtain a building permit, please contact Austin Energy's spot and conduit inspection to request a suitable location for your electric service at [aeelectricspots@austinenergy.com](mailto:aeelectricspots@austinenergy.com).

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May 6, 2019

Jay Dupont  
2800 Rivercrest Dr  
Austin TX, 78746

Property Description: LOT 22 BLK A RIVERCREST ADDN SEC 1

**Re: C15-2019-0026**

Dear Jay,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (required, permitted) to 41 percent (requested) in order to remodel and provide an addition to a single family residence in a "LA", Lake Austin zoning district.

Austin Energy does not oppose the requested variance, provided that all proposed and existing improvements are in compliance with AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. If our service is recommended to be relocated, when you obtain a building permit, please contact Austin Energy's spot and conduit inspection to request a suitable location for your electric service at [aeelectricspots@austinenergy.com](mailto:aeelectricspots@austinenergy.com).

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May 6, 2019

Bryan Lym  
810 San Marcos St  
Austin TX, 78702

Property Description: NE 145X158FT OLT 1 DIVISION B

**Re: C15-2019-0027**

Dear Bryan,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from – to Ordinance 010607-23, Part 3 to increase the height from 40 feet (required, permitted) to 50 feet (requested);

In order to construct a cultural center – the Republic of Texas History Museum - in an "GR - MU - CO - NCCD - NP", Community Commercial – Mixed Use – Conditional Overlay - Neighborhood Conservation Combining District-Neighborhood Plan zoning district. (11th Street)

Austin Energy does not oppose the requested variance to the height restriction stated in Ordinance 010607-23, Part 3, provided that all proposed and existing improvements are in compliance with AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

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April 1, 2019

Ronald Sawey  
2311 Shoal Creek Blvd  
Austin TX, 78705

Property Description: LOT 2 AMENDED PLAT OF LOTS 5 & 6 SHOAL CREEK BLVD LOTS

**Re: C15-2019-0018**

This case, which is an interpretation and is an appeal, challenging the Land Use Determination of 2311 Shoal Creek Blvd. as a single family residence use in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West University) The applicant maintains that the use is either club/lodge or group residential.

**Austin Energy does not have any comments for the above interpretation case.**

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

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Austin Energy  
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March 4, 2019

Dave Anderson  
9400 Neenah Ave  
Austin TX, 78717

Property Description:

**Re: C15-2019-0013**

Dear Dave,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from from 25-2-Subchapter E (Design Standards and Mixed Use), Section 2.3. (Connectivity Between Sites) 1. (Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity) B. (Standards) 1. (Vehicular and Pedestrian Connections Between Sites)

- a. to not provide either private drive or public street connections to existing private drives or public streets on adjacent sites or stub-outs if connections are not feasible; and to
- b. where a public street is adjacent to the property line, to not provide direct pedestrian and bicycle access from that street to a customer entrance

In order to amend the connectivity portion of the site plan at this address in a GO-CO (General Office – Conditional Overlay) zoning district.

Austin Energy does not oppose request provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, the national electric safety code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

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April 1, 2019

Jim Witliff  
12401 Tech Ridge Blvd  
Austin TX, 78753

Property Description:

**Re: C15-2019-0019**

Dear Jim,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from – to Section 25-2-814 (Service Station Use) (3) to increase the queue lanes from 8 (required, permitted) to 12 (requested), In order to add a retail gas service station in a “GR” Community Commercial zoning district.

Austin Energy does not oppose request provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

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April 1, 2019

Jarrold E. Cunningham  
3804 Counselor Dr.  
Austin TX, 78749

Property Description: LOT 22 BLK E MAPLE RUN SEC 2-A

Re: C15-2019-0020

Dear Mr. Cunningham,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from Section 25-2-899 (D) (Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet, maximum of 7 feet (required/permitted) to 8 feet (requested) in order to replace an existing solid privacy fence in an "SF-2" Family Residence zoning district.

Austin energy does not oppose request provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

It is recommended that you contact [aeonecall@austinenergy.com](mailto:aeonecall@austinenergy.com), or 8-1-1 <https://www.texas811.org/> to locate all existing underground utilities.

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April 4, 2019

Sandra Wilson  
3004 Bonnie Rd  
Austin TX, 78703

Property Description: LOT 30 WESTENFIELD NO 1

**Re: C15-2019-0021**

Dear Sandra,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section from the Land Development code;

Section 25-2-899 (D) and (E) (Fences as Accessory Uses)  
to increase the fence height permitted from an average of 6 feet, maximum height of 7 feet (required, up to 8 feet permitted with adjacent signatures) to 8 (requested); In order to maintain a recently constructed fence on a corner lot with swimming pool in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West Austin)

Austin Energy does not oppose your request for the above variance, provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

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April 1, 2019

Jim Witliff  
13414 Harrisglenn Dr  
Austin TX, 78753

Property Description: LOT 1 BLK L LESS 1.175AC HARRIS RIDGE PHS I SEC IV

**Re: C15-2019-0016**

Dear Jim,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from Section 25-2-814 (Service Station Use) (3) to increase the queue lanes from 8 (required, permitted) to 12 (requested) in order to add a retail gas service station in a "GR" Community Commercial zoning district.

Austin Energy does not oppose request provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

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