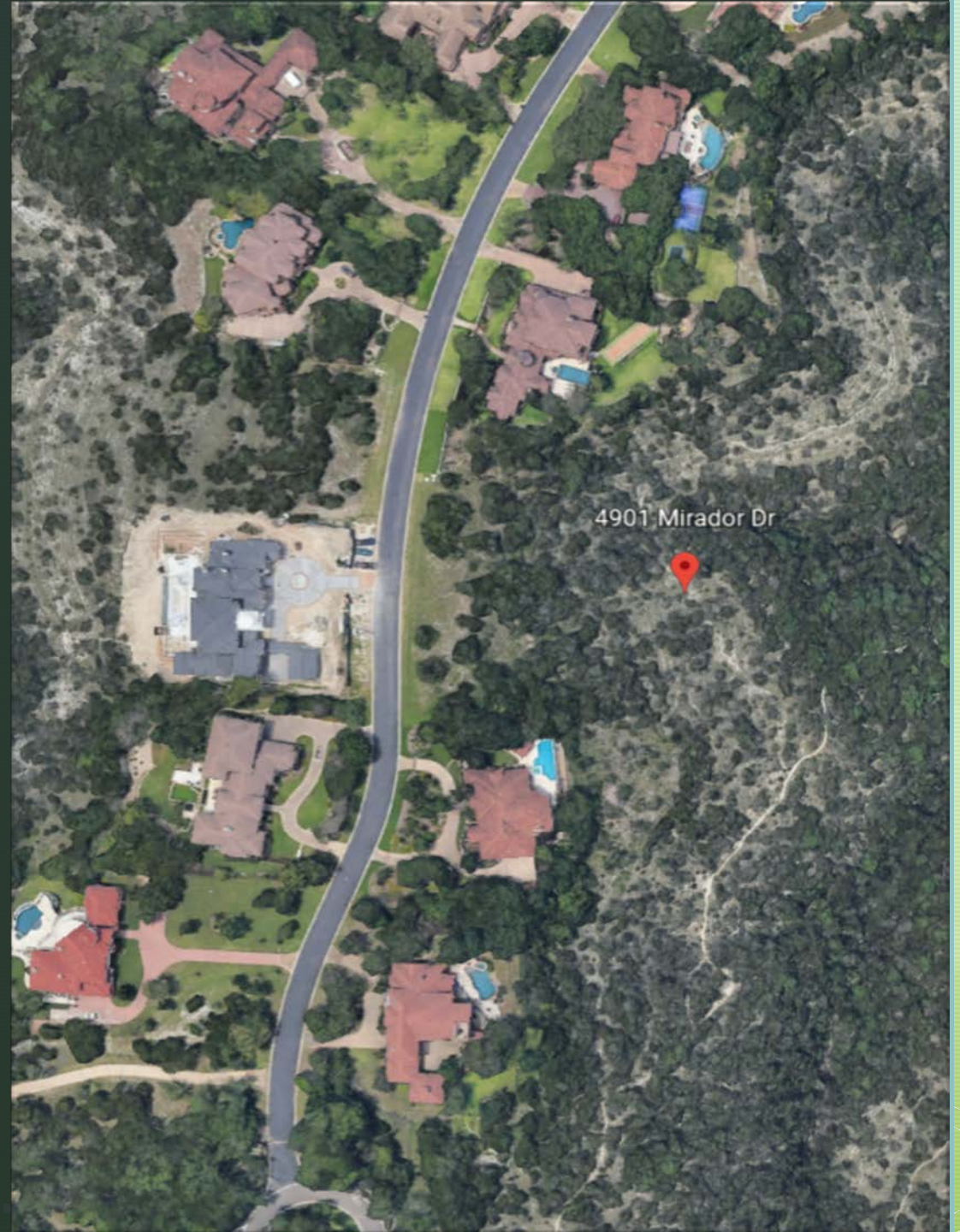


4901 Mirador Dr

Variance Request

Case Number: C15-2022-0022

Presenter: Frank Fuentes

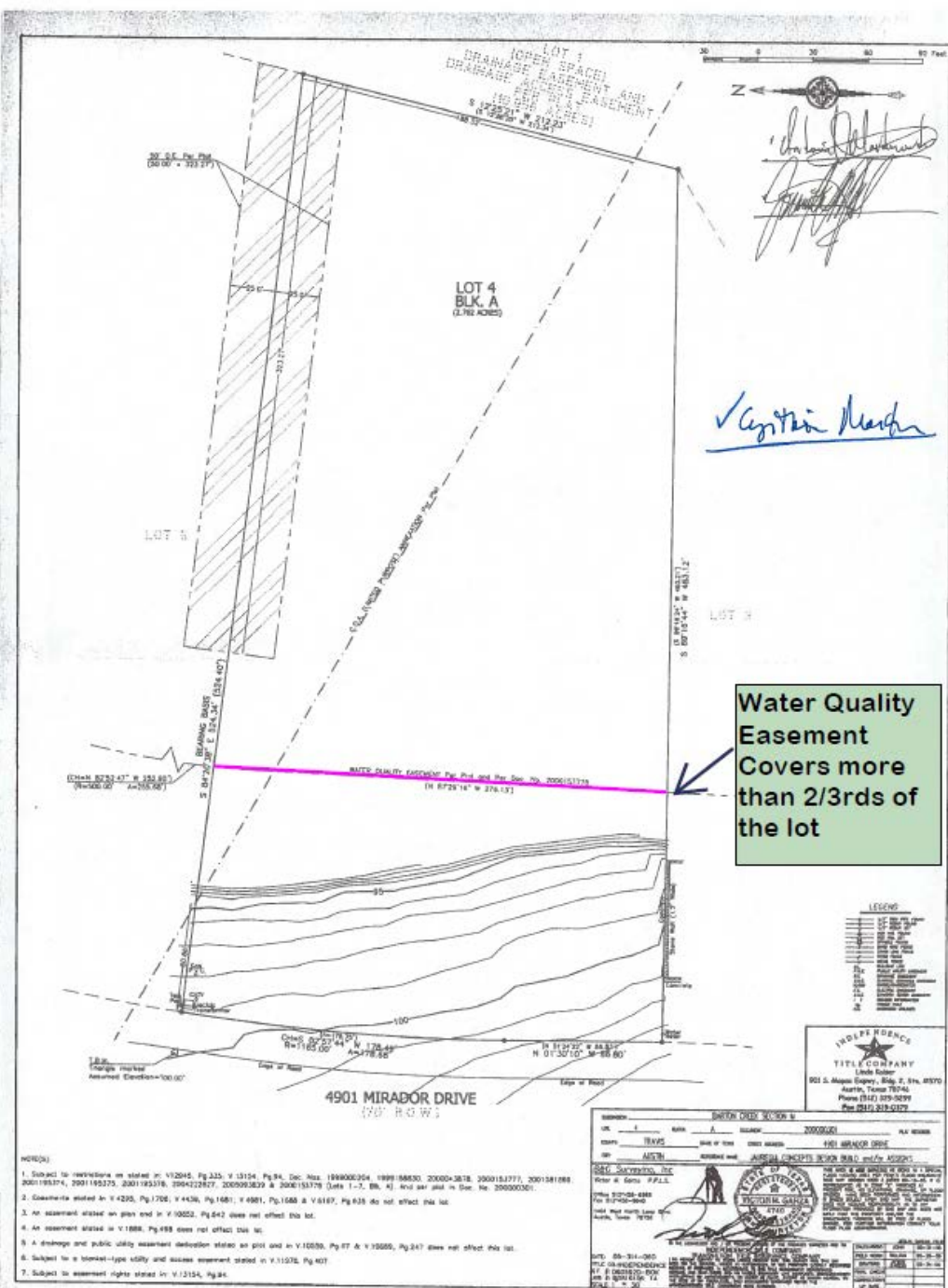




Required Front Yard Setback

Section 25-2-492 Site Development Regulations for a Front Yard setback of 40' for RR zoning

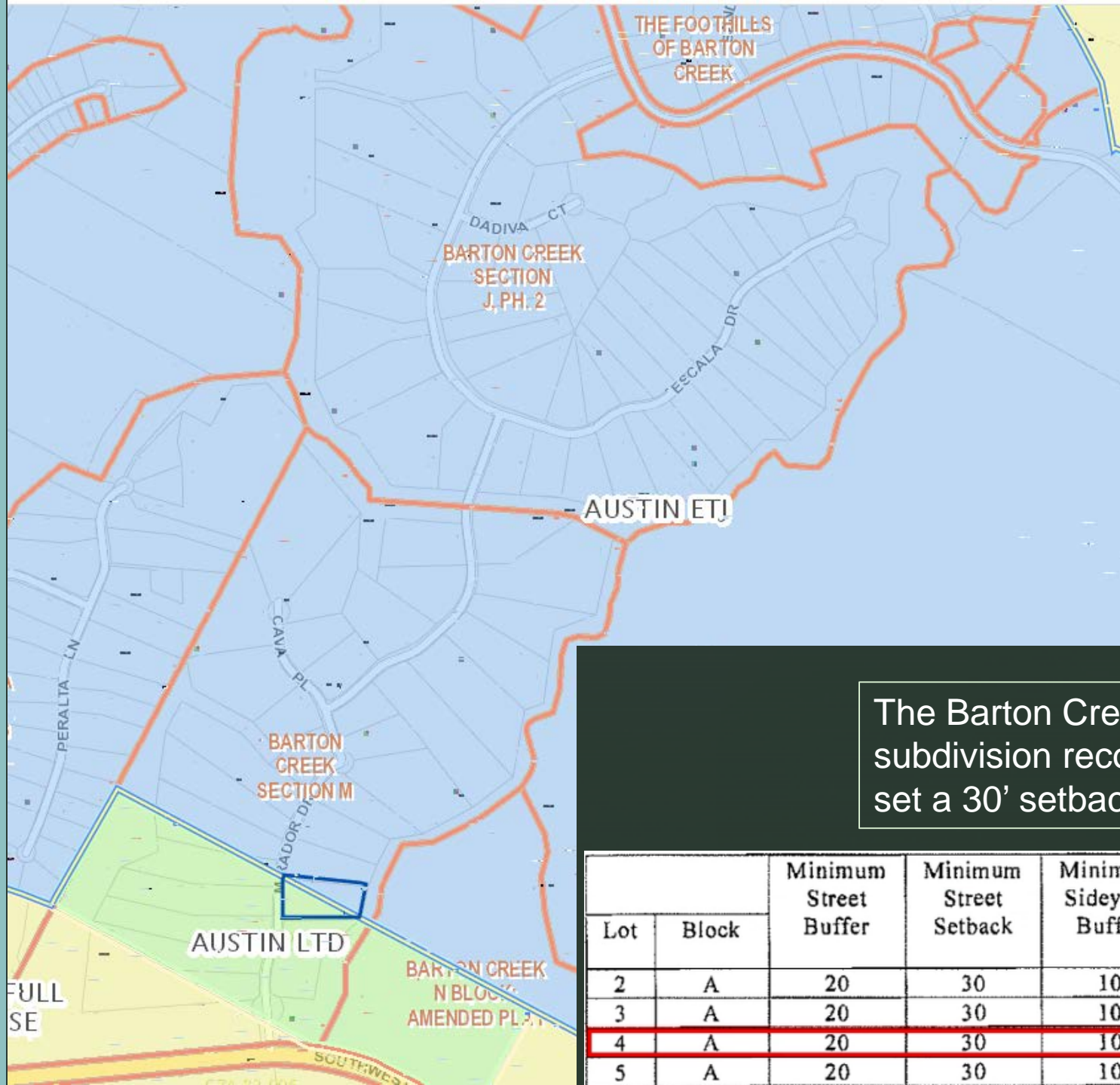
Due to the slope of the lot and restrictions, it would be difficult to utilize the narrow allowed buildable space of the property without encroaching into the Water Quality Easement which covers more than 2/3 of the lot.





Hardship

Parcel is divided by the Austin ETJ and Austin LTD jurisdictions and is currently zoned as RR zoning, the spot zoning within the LTD has not been conclusively established.

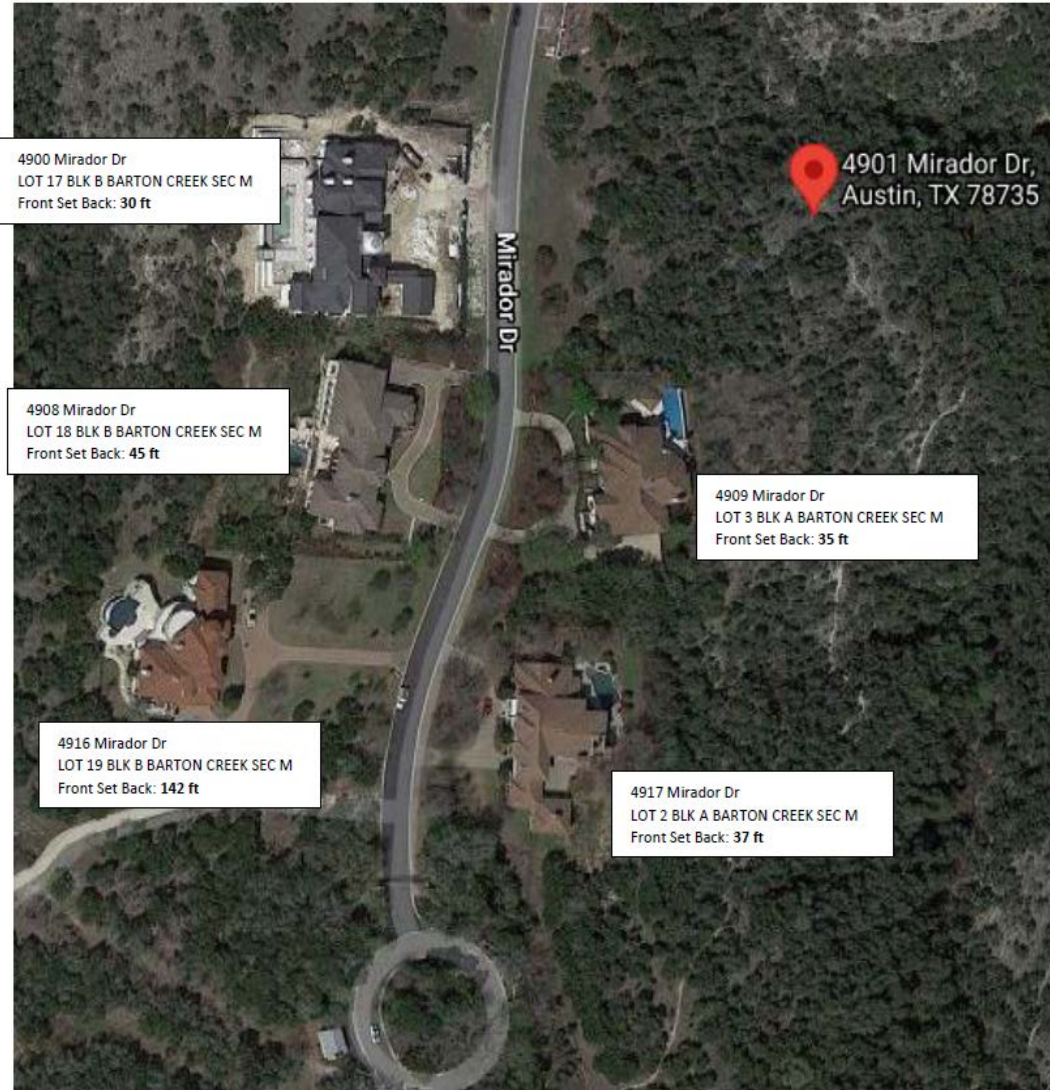


Hardship

The majority of the 88 homes in the Barton Creek South subdivision and per the recorded design guidelines have followed a 30' front set back created at the time of the plat.

The Barton Creek South subdivision recorded guidelines set a 30' setback for this lot.

Lot	Block	Minimum Street Buffer	Minimum Street Setback	Minimum Sideyard Buffer	Minimum Sideyard Setback	Minimum Combined Side Setback	Minimum Square Footage
2	A	20	30	10	15	30	3,200
3	A	20	30	10	15	30	3,200
4	A	20	30	10	15	30	3,200
5	A	20	30	10	15	30	3,200

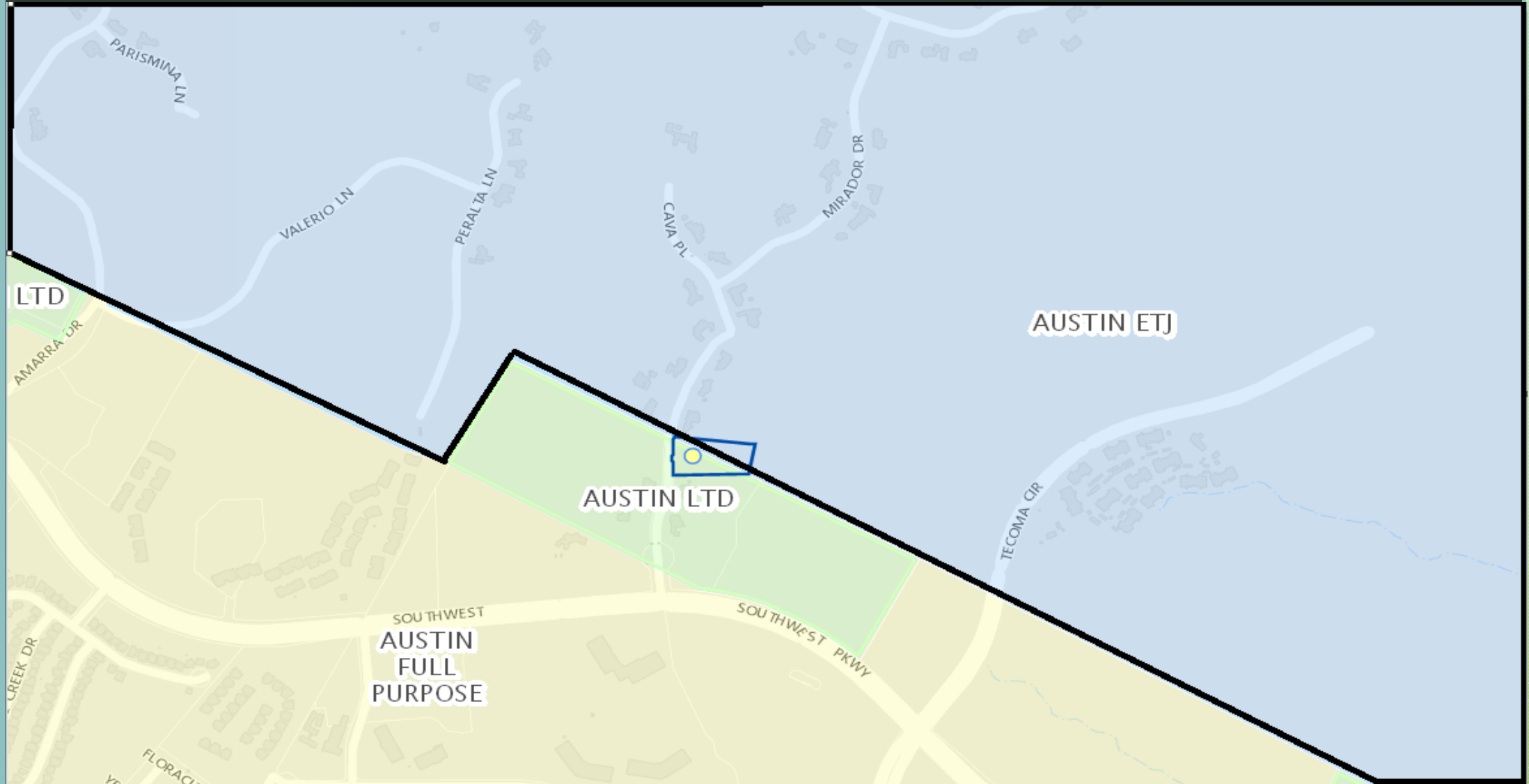


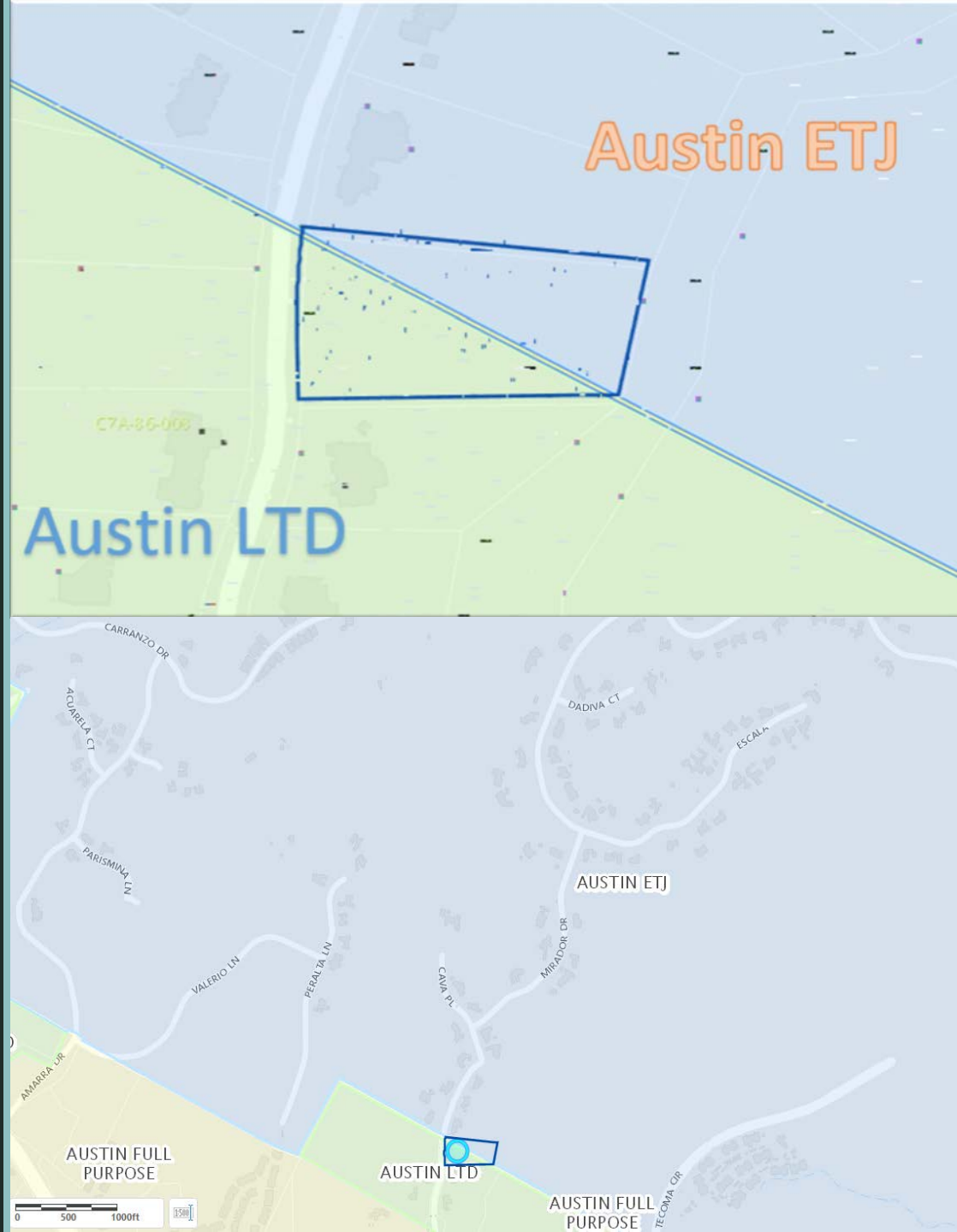
Area Character

Surrounding homes, in both the LTD Jurisdiction and the ETJ Jurisdiction in the subdivision were built following the 30' front setback as shown in the BCS guidelines



The majority of the subdivision is located within the Austin ETJ. The property is one of few located in Austin LTD.





Hardship

The Lot is split between the Austin LTD and ETJ jurisdictions. The Home was designed to utilize the Buildable area of the property as per the BCS guidelines

Homes in the subdivision do not have the RR zoning and have utilized the 30' Setback.



I, Jauregui, Inc., 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 new single family home with a 30 ft front setback,

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

Property Owner Name (Printed)	Address	Signature
Trupti Singhal	4808 Mirador Dr.	
Adam Sclamon	4805 Mirador	
Jason Giordano	4916 Mirador Dr.	
DAVID & GWYNNE RICHARDS	4909 Mirador Dr. AUSTIN, TX 78735	 Gwynne Richards
SANJAY LALL / JEANNE LALL	4900 Mirador Dr, Austin 78735	 Jeanne Lall

Community Support

Signatures received in support of the change to a 30' front setback.

Community Support from Owner's Association

BARTON CREEK

BARTON CREEK SOUTH PROPERTY OWNERS ASSOCIATION, INC.

7035 Bee Cave Road, Ste. 108

Austin, TX 78746

February 10, 2022

Case Number: C15-2022-0022/4901 Mirador Drive

To Whom It May Concern:

On behalf of the Barton Creek South Property Owners Association, Inc., we offer our support to the granting of the front setback requirement for the above mentioned property. This lot is unique to the Barton Creek South neighborhood in that it is one of only one of five lots that fall into the City of Austin Limited purpose. There are 34 lots in Barton Creek South Section M.

The neighborhood is well established with the property next door, as well as any others, having 30' front setbacks. The lot immediately to the right of the subject property is not included in the COA Limited Purpose Area, only in the ETJ.

This particular lot is further encumbered with a water quality easement rendering approximately 75% of the lot unbuildable.

The granting of a variance from the City of Austin Development Code will have no adverse impact on the neighborhood character. The plans as submitted to the Barton Creek South Architectural Control Committee have met all deed restriction requirements. We support the variance request.

Regards,



Rebecca Jones

Community Manager

Barton Creek South Property Owners Association, Inc.

512-306-9352 ext. 6082

Conclusion

The variance will allow the building of a home on the restricted section of the lot with the same setback requirements as followed by other homes built in this subdivision while still following the RR zoning.

