

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-7

DATE: Monday March 14, 2022

CASE NUMBER: C15-2022-0018

☐ Y ☐ Thomas Ates
☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Melissa Hawthorne
☐ - ☐ Barbara McArthur OUT
☐ - ☐ Rahm McDaniel OUT
☐ Y ☐ Darryl Pruett
☐ Y ☐ Agustina Rodriguez
☐ Y ☐ Richard Smith
☐ - ☐ Michael Von Ohlen OUT
☐ Y ☐ Nicholl Wade
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Carrie Waller (Alternate) N/A
☐ Y ☐ Marcel Gutierrez-Garza (Alternate)

APPLICANT: Jason McNair

OWNER: Paul Smith

ADDRESS: 54 ANTHONY STREET

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code,

- a) Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 10.3 feet (requested)
- b) Section 25-2-943 (Substandard Lot) (B) (1) (a) to decrease the minimum Lot Size requirements from 4,000 square feet (required) to 3,380 square feet (requested) in order to erect a Single-Family residence with an attached garage in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Holly Neighborhood Plan)

Note: 25-2-943 SUBSTANDARD LOT (B) A substandard lot may be used for a single-family residential use if the use is permitted in the zoning district in which the lot is located and the lot complies with the requirements of this subsection. (1) A substandard lot recorded in the county real property records before March 14, 1946 must: (a) have an area of not less than 4,000 square feet; and (b) be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is: (i) not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot; (ii) not more than 150 feet in length; and (iii) maintained for access by the property owner.

BOARD'S DECISION: POSTPONED TO MARCH 14, 2022 (AE DENIAL); March 14, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Madam Chair Jessica Cohen motions to postpone to April 11, 2022; Board Member Melissa Hawthorne seconds on a 10-0 vote; POSTPONED TO APRIL 11, 2022.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
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:


Elaine Ramirez
Executive Liaison

Diana Ramirez for
Jessica Cohen
Madam Chair



Small Lot Amnesty / Sub Chap F Clarification

Thomas, Eric <Eric.Thomas@austintexas.gov>
To: Jennifer Hanlen <[REDACTED]>

Tue, Mar 22, 2022 at 3:14 PM

Hi Jen,

Without the variance requirements, the property would be eligible for 2,300 square feet of gross floor area. This is because Subchapter F allows .4:1 FAR or 2,300 square feet of gross floor area, whichever is greater. However, it sounds like the Board would be asking for you to commit to the smaller .4:1 FAR number in order to receive the greater buildable area (reduced setback).

[Quoted text hidden]

§ 2.1. MAXIMUM DEVELOPMENT PERMITTED.

The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3.

Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3, except that the lot area of a flag lot is calculated consistent with the requirements of Section 25-1-22 (*Measurements*).

Source: Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20080618-093.

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-9

DATE: Monday February 14, 2022

CASE NUMBER: C15-2022-0018

_____**Thomas Ates**
 _____**Brooke Bailey**
 _____**Jessica Cohen**
 _____**Melissa Hawthorne**
 _____**Barbara McArthur**
 _____**Rahm McDaniel**
 _____**Darryl Pruett**
 _____**Agustina Rodriguez**
 _____**Richard Smith**
 _____**Michael Von Ohlen**
 _____**Nicholl Wade**
 _____**Kelly Blume (Alternate)**
 _____**Carrie Waller (Alternate)**
 _____**Marcel Gutierrez-Garza (Alternate)**

APPLICANT: Jason McNair

OWNER: Paul Smith

ADDRESS: 54 ANTHONY STREET

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code,

- a) Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 10.3 feet (requested)**
- b) Section 25-2-943 (Substandard Lot) (B) (1) (a) to decrease the minimum Lot Size requirements from 4,000 square feet (required) to 3,380 square feet (requested) in order to erect a Single-Family residence with an attached garage in a “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (Holly Neighborhood Plan)**

Note: 25-2-943 SUBSTANDARD LOT (B) A substandard lot may be used for a single-family residential use if the use is permitted in the zoning district in which the lot is located and the lot complies with the requirements of this subsection. (1) A substandard lot recorded in the county real property records before March 14, 1946 must: (a) have an area of not less than 4,000 square feet; and (b) be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is: (i) not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot; (ii) not more than 150 feet in length; and (iii) maintained for access by the property owner.

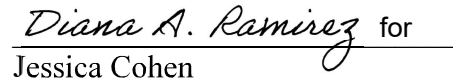
BOARD'S DECISION: POSTPONED TO MARCH 14, 2022 (AE DENIAL)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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


Elaine Ramirez
Executive Liaison

 for
Jessica Cohen
Chair



February 25, 2022

Jason McNair
PO Box 161501
Austin TX, 78716

Property Description: N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

Re: C15-2022-0018

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 LDC Sections 25-2-492(D) and 25-2-943(B)(1)(A).

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

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

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881



AUSTIN ENERGY

One Texas Center | 505 Barton Springs Road
Phone: (512) 974-2632, (512) 974-9112
Email: aebpaespa@austinenergy.com

E-4/8

☐ This project will require a Temporary Loop

☐ Design Required

Building Service Planning Application (BSPA)

This form to be used for review of Residential Building Permits only

For use in DAC only

Person Responsible for Request: Jason McNair

Email: aecsupinfo@gmail.com

Project Address: 54 Anthony Street

–OR–

Legal Description: _____ Lot: _____ Block: _____

Who is your electrical provider? ☒ AE ☐ Other: _____

☒ Overhead Service ☐ Underground Service ☐ Single-Phase (1Ø) ☐ Three-Phase (3Ø)

Location of meter: Behind lot - 2010 Haskell, along the alleyway

Scope of work: Demo of existing 1940s home. Proposed dev - two story single family home with attached garage - approx 2K SF.

McNair Consulting, LLC / AEC Support

BSPA Completed by (print name)

Phone

Jason McNair

01/13/2022

BSPA Completed by (signature)

Date

(Any change to the above information requires review and re-approval)

AE Representative Use Only

APPROVED

By PaceM at 4:50 am, Feb 25, 2022

All Structures must maintain 15' Radial Clearance from AE Overhead Primary and Neutral Electric wires. This measurement is from the nearest wire to the edge of the structure (including eaves and overhangs). This DOES NOT include Transmission lines. Per AE Criteria 1.10.3

ALL structures must maintain 7'6" Horizontal clearance from AE energized distribution power lines. Enforced by AE and NESC codes - this review DOES NOT include Transmission power lines.

Electric Service NOT Included in Review

The Applicant assumes all responsibility and liability for errors on any submitted plans, it is the sole responsibility of the applicant to provide accurate and current information for review. The applicant is responsible for any additional costs and delays; consequently, from inaccurate information or documents provided to reviewers.

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0018

BOA DATE: February 14th, 2022

ADDRESS: 54 Anthony St

COUNCIL DISTRICT: 3

OWNER: Paul Smith

AGENT: Jason McNair

ZONING: SF-3-NP (Holly)

LEGAL DESCRIPTION: N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

VARIANCE REQUEST: decrease the minimum front yard setback from 25 feet (required) to 10.3 feet (requested) and decrease the minimum Lot Size requirements from 4,000 square feet (required) to 3,380 square feet (requested).

SUMMARY: erect Single-Family residence with attached garage

ISSUES: small lot and alley with electrical easement

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Del Valle Community Coalition
 East Austin Conservancy
 East Town Lake Citizens Neighborhood Association
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 Tejano Town



February 8, 2022

Jason McNair
54 Anthony St
Austin TX, 78702

Property Description: N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

Re: C15-2022-0018

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 City of Austin Land Development Code Sections 25-2-492 (D) - SF3 standard site development regulation of a 25 foot front yard setback and 25-2-943 (B) (1) (A) - substandard lot size requirement of 4,000 SF if recorded before March 15th, 1946.

Austin Energy **cannot approve the request** until the applicant can show that any new proposed structures will be 15 feet away from any of Austin Energy Facilities, poles or lines or underground facilities as per Austin Energy's Clearance & Safety Criteria.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

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

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881 (512) 322-6050



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

E-4/12

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 # C15-2022-0018 ROW # 12856266 Tax # 0200080209

Section 1: Applicant Statement

Street Address: 54 Anthony Street, Austin Texas 78702

Subdivision Legal Description:

N 70.3' OF LOT 16 BLK H OLT 60&61 DIV O DRIVING PARK ADDN

Lot(s): N 70.3' OF LOT 16

Block(s): H

Outlot: OLT 60&61

Division: DRIVING PARK ADDN / SUB

Zoning District: SF3 - NP

I/We Jason McNair on behalf of myself/ourselves as
authorized agent for Mr. Paul Smith affirm that on

Month January ☐, Day 2 ☐, Year 2022 ☐, 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: Single family residence with attached garage

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

1) LCD 25-2-492 (D) – reduce SF3 standard site development regulation of a 25 foot front yard setback requirement to a 10.3 front yard setback.

2.) LCD 25-2-943 (B) (1) (A) – reduce substandard lot size requirement of 4,000 SF if recorded before March 15th, 1946 to 3,380 SF.

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:

Current SF3 site development / zoning regulations do not apply to this lot. This lot is considered to be a substandard lot / "small lot" per LCD 25-2-943, section (B) (1) (A) and per the survey stands at a total of 3,380 SF. This is probably one of the smallest lots existing in Austin. The owner is requesting to build a modest home for his family and only asking for leniency as far as the current SF3 lot size requirement and for a reasonable reduction of 15 feet from the standard front yard setback. In order to build a livable space for a single family, the additional square footage is undoubtedly needed.

Hardship

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

This substandard lot has always been used as single family residence as of the early 1940 where the same house, which was built in the 1940s, is still existing. This particular lot runs along a side alley on the north side of lot also which has a 15 foot electrical easement. Per current building requirements and the Austin Energy Criteria Manual, this reduces the buildable area by an approximate 720 SF.

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

A majority of the lots in this neighborhood are at or above minimum lot sizes per COA LDC. There are only a few small lots in the Holly Neighborhood plan that exist today. The neighborhood plan allows for these In addition, not all lots have a 3 phase utility line that runs along the side of the entire property which also adds to the hardship not being general to the area but to this particular property.

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 front yard setback reduction from 25 feet reduced to 10 feet request would grant only the square footage allowed for a single family house built on a small lot which is allowed within the Holly Neighborhood Plan. The owners new construction plans seek to maximize the lots use of living and little personal yard space would not impaire the use of adjacent properties nor limit the purposes of the regulations as it will be used for a modest East Austin single family home.

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:

Not applicable

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:

Not applicable

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Not applicable

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not applicable

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: [Signature] Date: 01/02/2022

Applicant Name (typed or printed): Jason McNair - McNair Consulting

Applicant Mailing Address: PO BOX 161501

City: Austin State: TX Zip: 78716

Phone (will be public information): (206) 354-7571

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: _____ Date: 01/02/2022

Owner Name (typed or printed): Paul Smith

Owner Mailing Address: 700 Rio Grande

City: Austin State: TX Zip: 78701

Phone (will be public information): -

Email (optional – will be public information): n/a

Section 5: Agent Information

Agent Name: SAME AS APPLICANT INFORMATION

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

n/a

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:  Date: 01/02/2022

Applicant Name (typed or printed): Jason McNair - McNair Consulting

Applicant Mailing Address: PO BOX 161501

City: Austin State: TX Zip: 78716

Phone (will be public information): (206) 354-7571

Email (optional – will be public information): aecsupinfo@gmail.com

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:  Date: 01/02/2022

Owner Name (typed or printed): Paul Smith - 608 Crestland LLC

Owner Mailing Address: 700 Rio Grande

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 588-1453

Email (optional – will be public information): n/a

Section 5: Agent Information

Agent Name: SAME AS APPLICANT INFORMATION

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

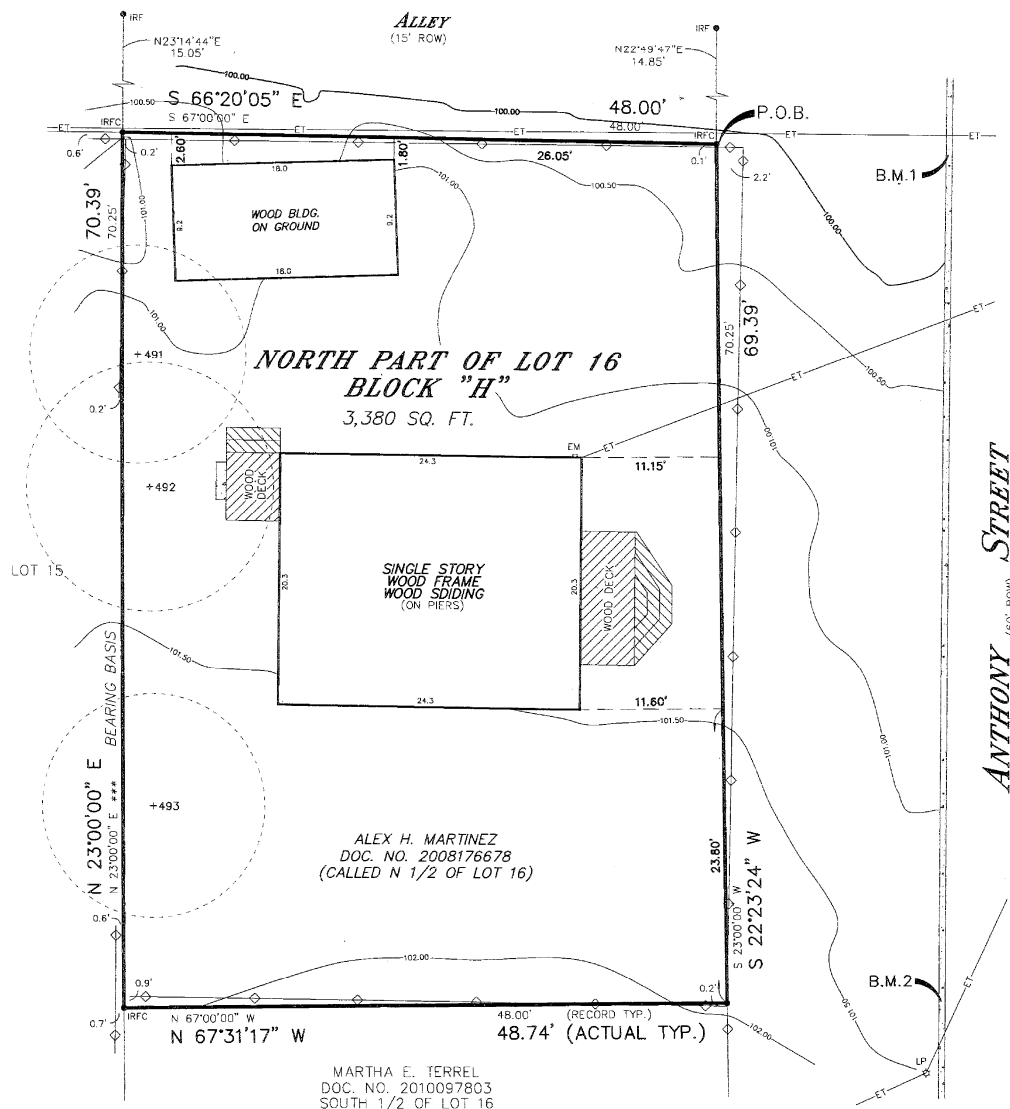
n/a

TREE LEGEND		
TAG #	TREE TYPE	DIAMETER OF TREE/INCHES
491	PECAN	18"
492	PECAN	20"
493	PECAN	18"

BM1: "Δ" SET ON TOP OF CONCRETE CURB ± 18.8 FT. FROM THE NORTHEAST PROPERTY CORNER. ELEV. 100.00' (ASSUMED)

BM2: "□" SET ON TOP OF CONCRETE CURB ± 17.3 FT. FROM THE SOUTHEAST PROPERTY CORNER. ELEV. 101.14'

LEGEND
 L.P. LIGHT POLE
 -ET- OVERHEAD ELEC./TELE. LINE
 -◇- CHAIN LINK FENCE
 EM □ ELECTRIC METER
 IRF ● 1/2" IRON ROD FOUND
 IRFC ● 1/2" IRON ROD FOUND W/CAP
 STAMPED "PREMIER SURVEYING"



A Title Commitment was NOT furnished to the Surveyor. The only Easements shown hereon are per Plat. The Surveyor does not assume any Liability for existence of any easements and/or restrictions encumbered to the Property.

*** SCALED FROM TAX MAP

** 3,380 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE NORTH PART OF LOT 16 (FIELD NOTES ATTACHED)

* 2% CHANCE OF ANNUAL FLOOD HAZARD

PLAT OF SURVEY

Survey No. 21333

SCALE: 1" = 10'

GF

Said lot is in Zone X as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0465K
Dated: JAN. 22, 2020

LOT NO. ** BLOCK NO. "H"

ADDITION OR SUBDIVISION DRIVING PARK ADDITION, BOOK 2, PAGE 206, PLAT RECORDS

STREET ADDRESS 54 ANTHONY STREET CITY AUSTIN COUNTY TRAVIS

SURVEY FOR TWELVE RIVERS REALTY REFERENCE ALEX H. MARTINEZ

TO:

STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

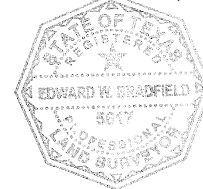
12885 US Highway 183 North, Suite 101-B

Austin, Texas 78750

(512) 335-3944 * (512) 250-8685 (Fax) JM

705/61, DC

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.



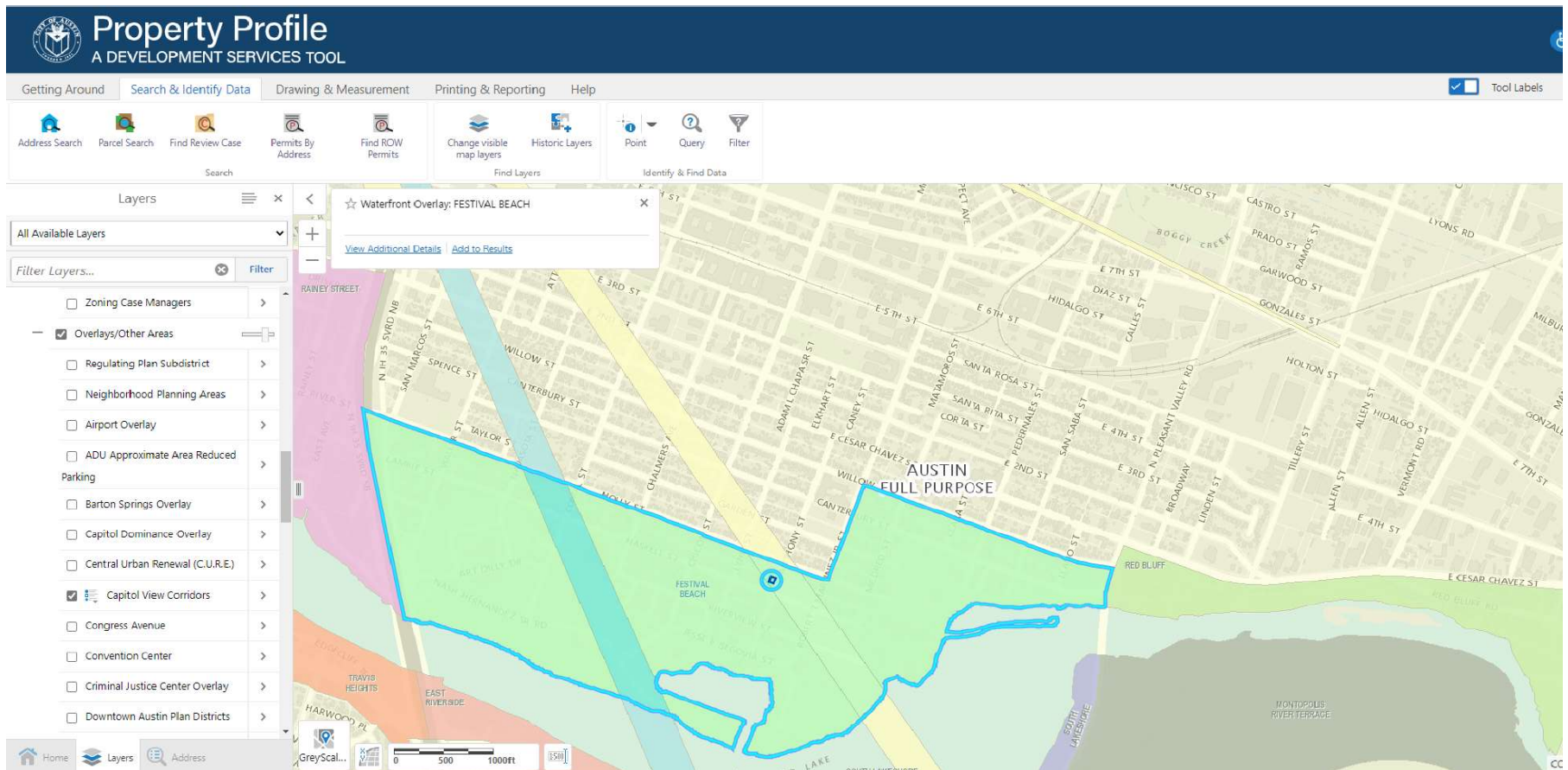
Edward W. Bradford

Date: 11-01-2021

54 ANTHONY STREET,
AUSTIN TX 78702

PROPERTY PROFILE REPORTS & MAPS

CAPITAL VIEW & FESTIVAL BEACH CORRIDOR OVERLAY



RECORDED SUBDIVISION - 1910

Property Profile
A DEVELOPMENT SERVICES TOOL

Getting Around | Search & Identify Data | Drawing & Measurement | Printing & Reporting | Help

Address Search | Parcel Search | Find Review Case | Permits By Address | Find ROW Permits | Change visible map layers | Historic Layers | Point | Query | Filter

Search

Layers

All Available Layers

Filter Layers...

☒ Lot & Subdivisions

☐ Lot

☐ Block

☐ Lot Line

☒ Recorded Subdivision

+ ☒ Review Cases

+ ☒ Permits

+ ☒ ROW Permits

+ ☒ Inspector Territories

+ ☒ Long Range Planning

- ☒ Building Footprints, Survey, & Contours

- ☒ Building Footprints & Points

☐ Building Footprints 2017

☐ Planimetrics 2015

- ☒ Contours & Survey Monuments

Home | Layers

Recorded Subdivision: DRIVING PARK ADDN 1910

189792
C8-1910-1201
DRIVING PARK ADDN 1910
Recorded Date:
Document ID: 0
Document Type: 0

[View Additional Details](#) [Add to Results](#)

DRIVING PARK ADDN 1910

WILLOW ST

CANTERBURY ST

MILLER ST

CLARA ST

ALFF ADDN

E 2ND ST

HIGHWAY ADDN

RIVER VIEW ADDN 1910

LLANO ST

GOVALL PLAZA SUBDIVISION

W.B. ANTHONY SUBD

METZ NEIGHBORHOOD PARK

HOLLY SHORES AT TOWN LAKE METRO PARK

AND VILLEY PK

DRIVING PARK ADDN #2 1913

BENSON'S SUBDIVISION

V.E. TAYLOR SUBDIVISION

MARTIN PARK (A RESUB OF OUTLOTS 67 & 68 DIV 0)

JESSE E. SEGOVIA ST

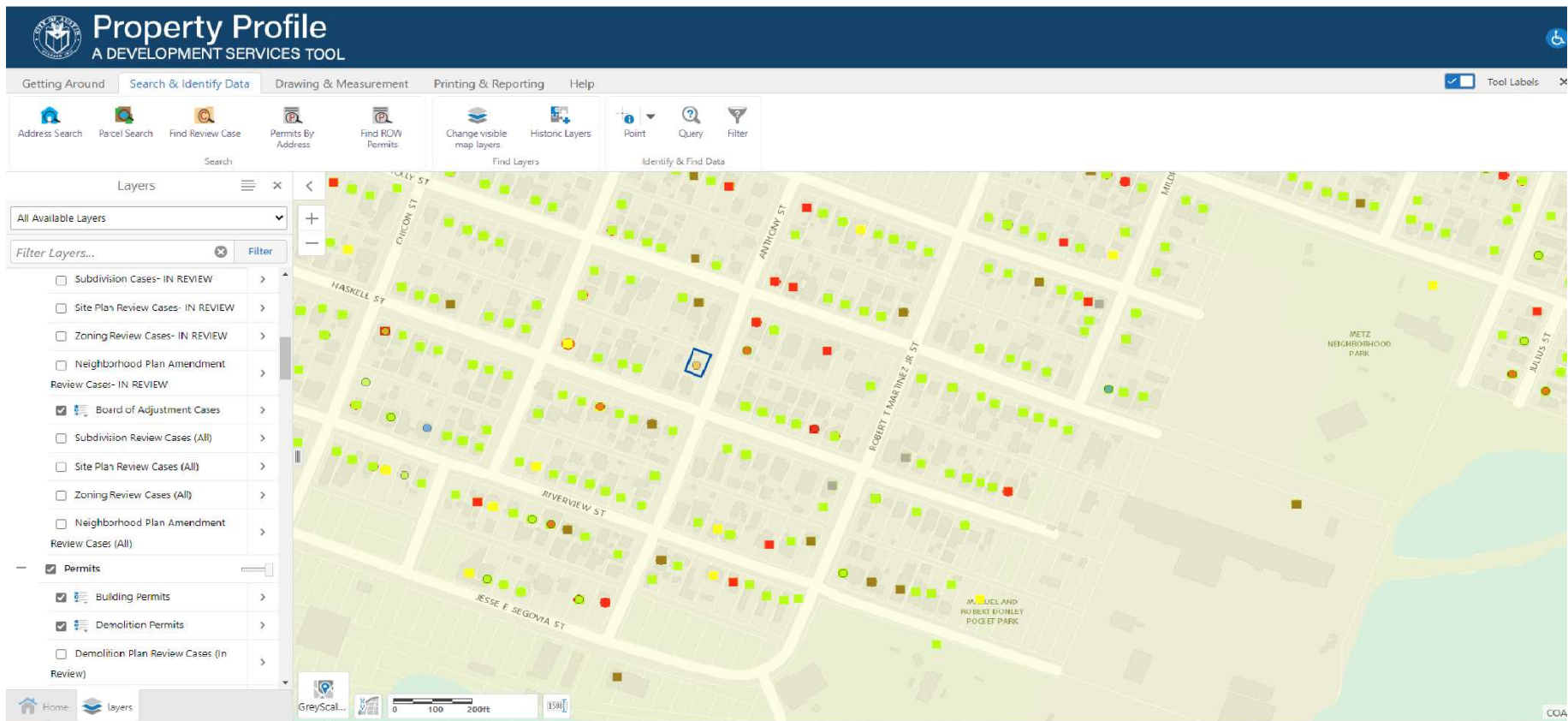
BERGMAN VALLEY VIEW ADDN

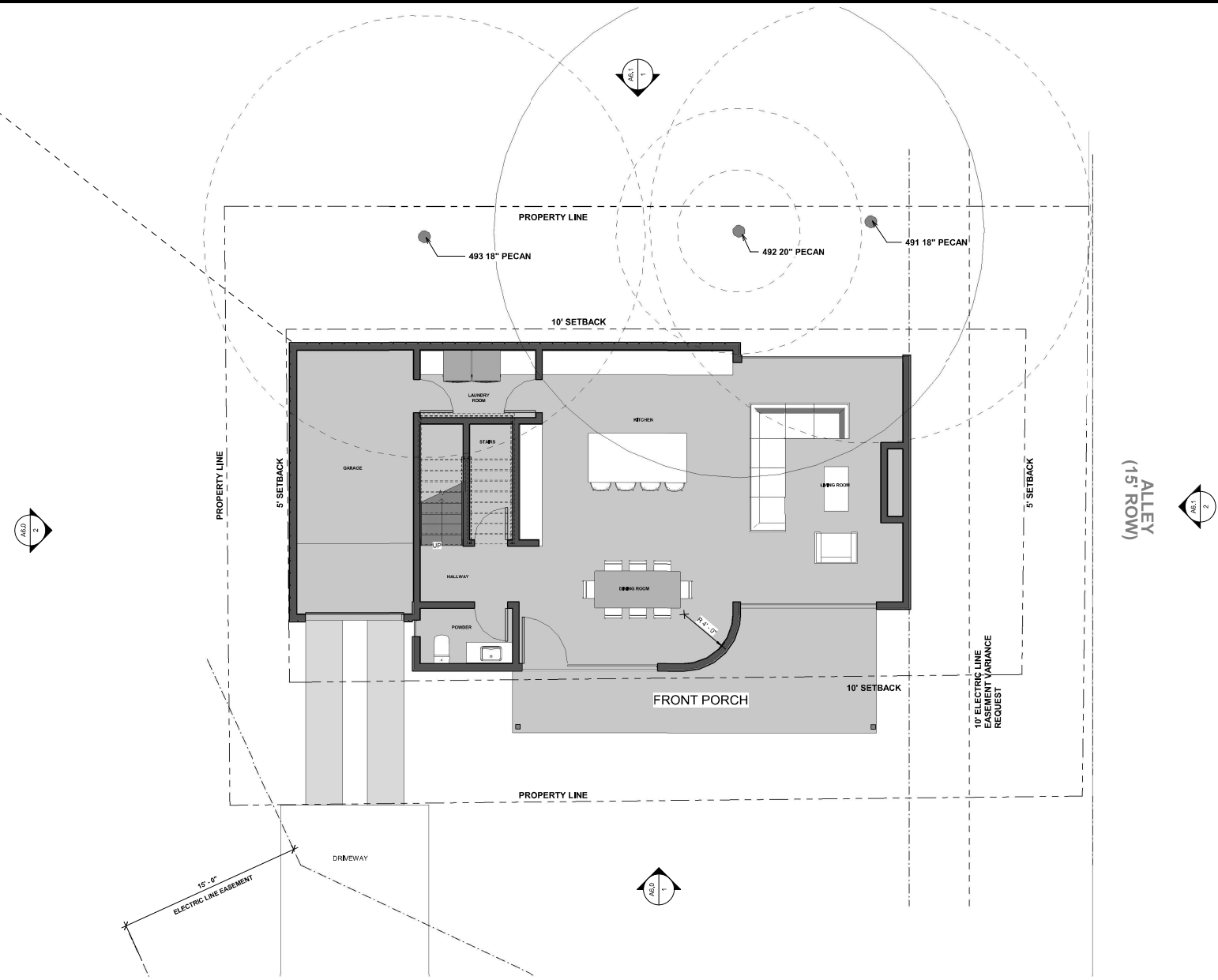
EDWARD RENDON SR. METRO PARK AT FESTIVAL BEACH

0 200 400ft

GreySca...

CURRENT BOA, BUILDING PERMIT & DEMO IN REVIEW





C/A
CELESTE
AGUIRRE

SCHEMATIC DESIGN

DATE: 05/06/22

PROJECT NAME: ANTHONY RESIDENCE

NO. REFERENCE ISSUED

1 2 3

4 5 6

7 8 9

10 11 12

13 14 15

16 17 18

19 20 21

22 23 24

25 26 27

28 29 30

31 32 33

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37 38 39

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E-4/24



E-4/25



E-4/26



E-4/27



E-4/28



E-4/29



E-4/30



E-4/31



E-4/32



E-4/33



E-4/34

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E-4/36

4-98-9

E-4/37

4-98-9

201

4-98-9



E-4/38



E-4/39



E-4/40



E-4/41

