



City of Austin
Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Mailing Date of this Notice: October 3, 2002

File Number: C15-02-124

The Watershed Protection and Development Review Department has received an application for a variance from the Land Development Code. According to tax records, you own property within 300 feet of the subject tract.

OWNER: K C Homes, Inc.

PHONE: (512) 632-1310

AGENT: Jim Bennett

PHONE: (512) 282-3079

ADDRESS AND/OR LEGAL DESCRIPTION OF REQUESTED VARIANCE: (See map) 2214 Thornton Road

VARIANCE(S) REQUESTED: The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063(B) from 25 feet to 5 feet in order to erect a Condominium Residential use in an "MF-2", Multi-Family Residential zoning district. The Land Development Code states that a person may not construct a structure 25 feet or less from property: 1) in an "SF-5", Urban Family Residence or more restrictive zoning district; or 2) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

The applicant has requested a variance to decrease the minimum compatibility setback requirement for a parking area or driveway of Section 25-2-1063(G) from 25 feet to 0 feet in order to erect a driveway in order to erect a Condominium Residential use in an "MF-2", Multi-Family Residential zoning district. The Land Development Code states that a person may not construct a parking area or driveway 25 feet or less from property: 1) in an "SF-5", Urban Family Residence or more restrictive zoning district; or 2) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

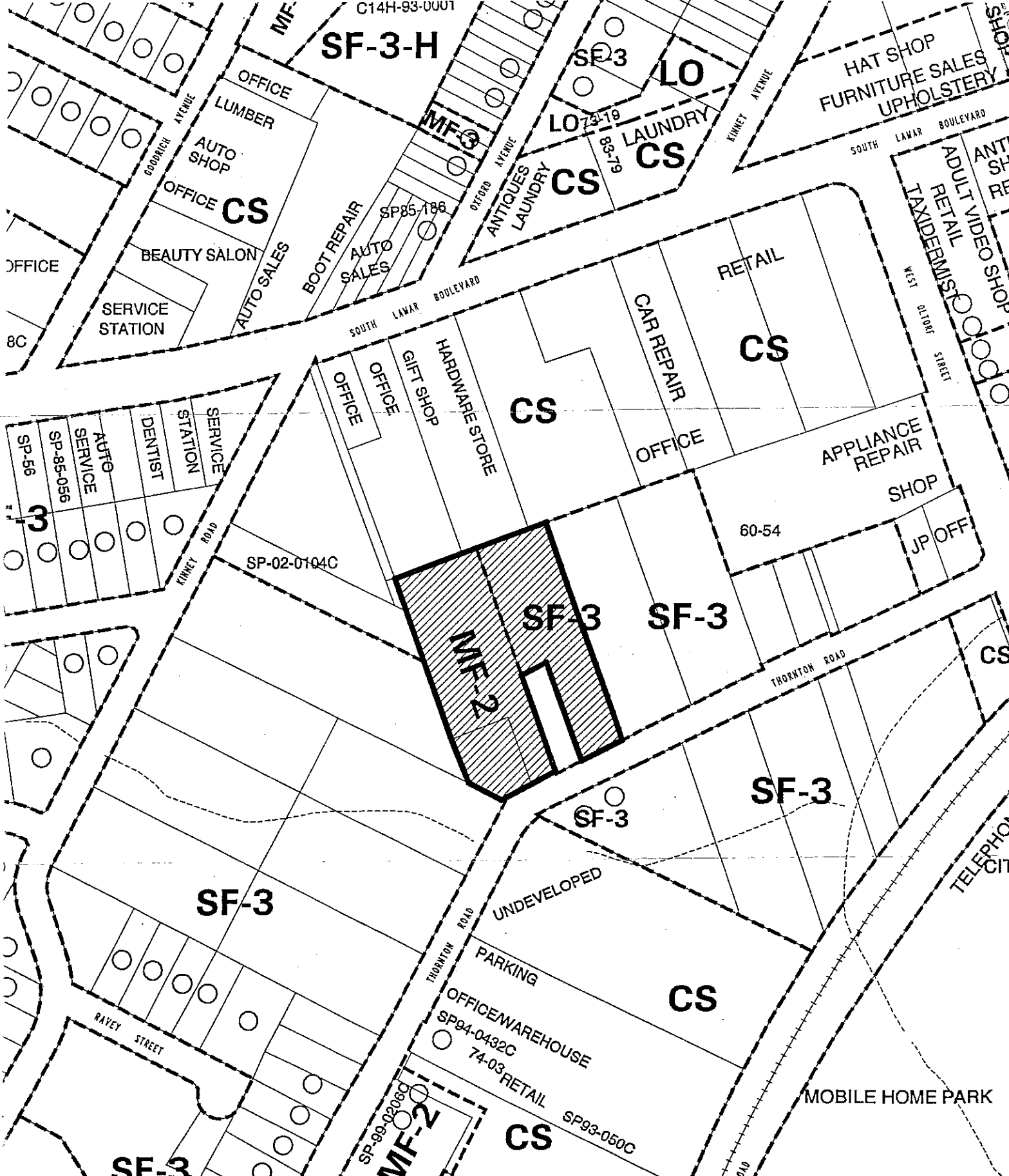
BOARD OF ADJUSTMENT HEARING DATE: October 14, 2002





TIME: 5:30 p.m.

LOCATION: 505 Barton Springs Road, Room 325

If you have any questions concerning this notice, please contact Susan Walker at the City of Austin Watershed Protection and Development Review Department, (512) 974-2202. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call.

You will be notified if this case is rescheduled to a date more than 60 days from the hearing date shown above. For additional information see attached sheet.



 1" = 200'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: S. WALKER	BOARD OF ADJUSTMENTS CASE #: C15-02-124 ADDRESS: 2214 THORTON ROAD SUBJECT AREA (acres): N/A		DATE: 02-10 INTLS: SM	CITY GRID REFERENCE NUMBER G20
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