



**NOTICE OF A MEETING OF THE
BOARD OF ADJUSTMENTS
OF THE VILLAGE OF VOLENTE, TEXAS
JANUARY 7, 2015 at 7:00 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas**

Notice is hereby given that the Board of Adjustments of the Village of Volente will meet at 7:00 P.M., the 7TH day of January, 2015 in the Council Room at City Hall, 16100 Wharf Cove, Volente, TX at which time the following items will be discussed, to wit:

1. Open Meeting.
2. Call Roll.
3. Presentation and Public Hearing on a variance request from Gerry Blackwell for the property at 15815 Booth Circle for a Variance from the Zoning Ordinance, Section 30.109(i) for Encroachment into the Side Setbacks.
 - a. Staff Presentation.
 - b. Applicant Presentation.
 - c. Citizen Comments.
4. Discussion and Possible Action on a variance request from Gerry Blackwell for the property at 15815 Booth Circle for a Variance from the Zoning Ordinance, Section 30.109(i) for Encroachment into the Side Setbacks.
5. Adjourn.

IT IS HEREBY CERTIFIED that the above Agenda was posted at the Village Offices on this 30th day of December, 2015.

Julia Vicars, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Reasonable modifications and equal access to communications will be provided upon request. A quorum of the Planning and Zoning Commission or City Council may be in attendance at this meeting however, no official action by the Planning and Zoning Commission or City Council shall be taken.



VILLAGE OF
VOLENTE

VOV USE
ONLY:

Date of Submitted:

BOA/P&Z:

1/7/16

Pub. Notice Date:

12/29/15

Date of Mtg:

Approve / Deny:

Findings of Facts:

Variance Application

APPLICANT/OWNER INFORMATION:

Applicant: Jemy Blackwell
Address: 8109 Navajo Pass, Leander TX 78644
Phone: _____ Email: jblackwell88@gmail.com
Applicant's Status: Owner Builder Authorized Agent

**Authorized Agent form must be completed if applicant is not owner*

Owner: SHERRY ENGLISH
Address: 15815 BOOTH
Tel #: 713-412-0684 Email: english17026@hotmail.com

PROPERTY INFORMATION

Acreage: .7253 Is property within floodplain? Zone X
Legal Description: Lot 77 & N 23.58' of Lot 76, Lake Travis Sub No. 3

VARIANCE INFORMATION

Variance Type: Zoning Site Development Other: _____

Reference Section(s): 30.109(C); setbacks

Project Description: _____

* applicant to provide letter * Jv

Justifications: _____

Special Conditions: _____

Attachments: Photos Site Plan Conceptual Plan Letter

I, Sherry English, am the Authorized Agent or Owner of the above mentioned property and acknowledge that the above statements are true and correct to the best of my knowledge.

X Sherry English

STAFF INITIALS:
Jv

Travis CAD - Map of Property ID 169206 for Year 2015



Property Details

Account

Property ID: 169206

Geo ID: 0166550201

Type: Real

Legal Description: LOT 77 * & N 23.58' OF LOT 76 LAKE TRAVIS SUBD NO 3

Location

Situs Address: 15815 BOOTH CIR TX 78641

Neighborhood: LAKE TRAV SUBD

Mapsco: 461A

Jurisdictions: 68, 69, 0A, 2J, 03, 71, 5G

Owner

Owner Name: ENGLISH JOHN

Mailing Address: , 15815 BOOTH CIR, , LEANDER, TX 78641-6018

Property

Appraised Value: \$540,884.00

<http://propaccess.traviscad.org/Map/View/Map/1/169206/2015>

powered by:
PropertyACCESS
www.trueautomation.com

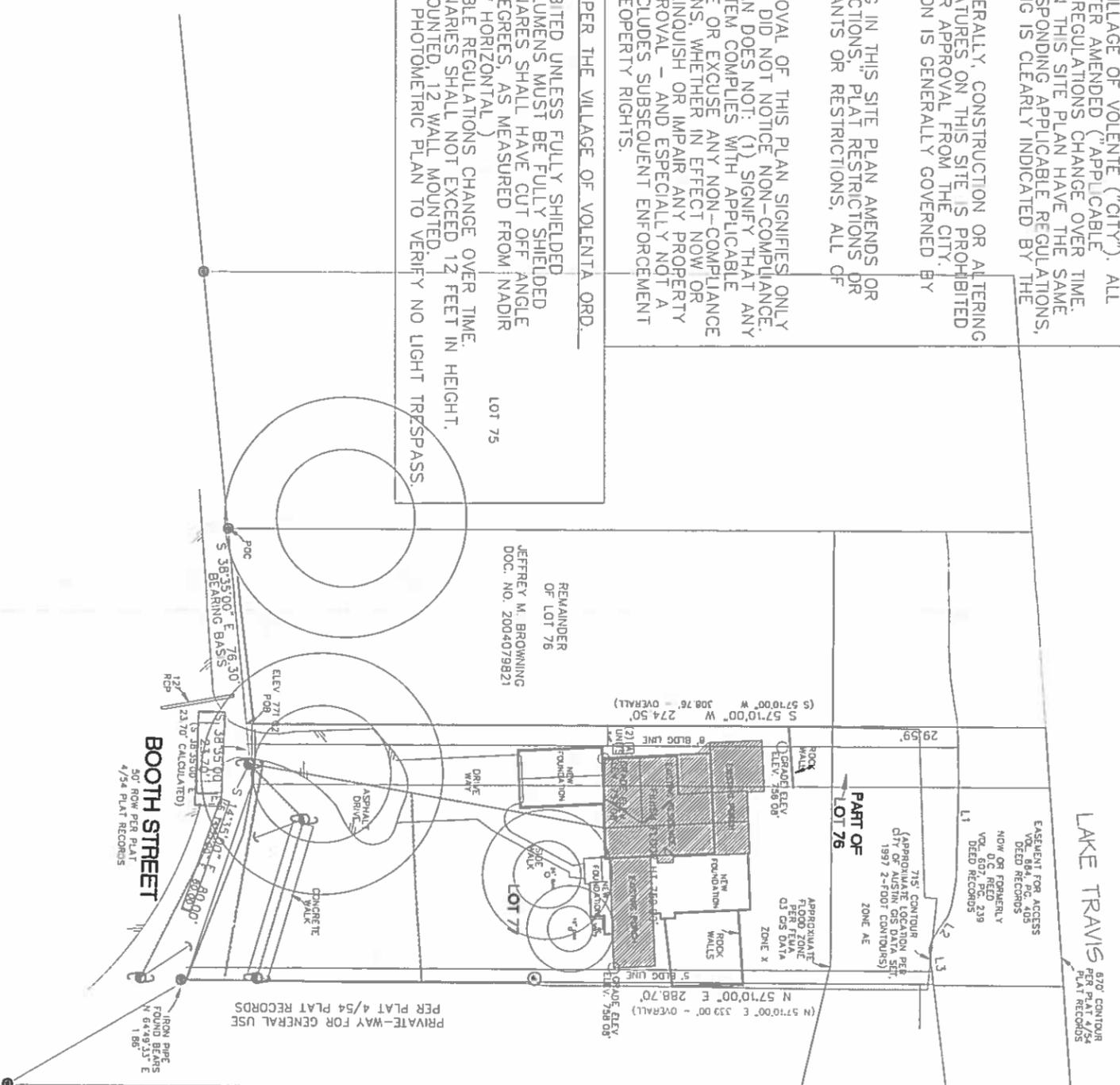
Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

SITE PLAN GENERAL NOTES

1. APPLICABLE REGULATIONS. THE SITE PLAN EVERYTHING DEPICTED REMAIN SUBJECT TO THE ZONING ORDINANCE, THE DEVELOPMENT ORDINANCES AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE OF VOLENTE ("CITY"). ALL AS HERETOFORE OR HEREAFTER AMENDED ("APPLICABLE REGULATIONS"). APPLICABLE REGULATIONS CHANGE OVER TIME. WORDS OR PHRASES USED IN THIS SITE PLAN HAVE THE SAME MEANINGS AS IN THE CORRESPONDING APPLICABLE REGULATIONS, UNLESS A DIFFERENT MEANING IS CLEARLY INDICATED BY THE CONTEXT.
2. PERMITS & APPROVALS. GENERALLY, CONSTRUCTION OR ALTERING OF BUILDINGS OR OTHER FEATURES ON THIS SITE IS PROHIBITED WITHOUT A PERMIT OR OTHER APPROVAL FROM THE CITY. CONSTRUCTION OR ALTERATION IS GENERALLY GOVERNED BY APPLICABLE REGULATIONS.
3. DEED RESTRICTIONS. NOTHING IN THIS SITE PLAN AMENDS OR REMOVES ANY "DEED RESTRICTIONS," PLAT RESTRICTIONS OR OTHER CONDITIONS, COVENANTS OR RESTRICTIONS, ALL OF WHICH REMAIN IN EFFECT.
4. EFFECT OF APPROVAL. APPROVAL OF THIS PLAN SIGNIFIES ONLY THAT THE BUILDING OFFICIAL DID NOT NOTICE NON-COMPLIANCE. APPROVAL OF THIS SITE PLAN DOES NOT: (1) SIGNIFY THAT ANY AREA, BUILDING OR OTHER ITEM COMPLIES WITH APPLICABLE REGULATIONS. (2) AUTHORIZE OR EXCUSE ANY NON-COMPLIANCE WITH APPLICABLE REGULATIONS, WHETHER IN EFFECT NOW OR ADOPTED LATER. OR (3) RELINQUISH OR IMPAIR ANY PROPERTY RIGHT OF THE CITY. NO APPROVAL - AND ESPECIALLY NOT A MISTAKEN APPROVAL - PRECLUDES SUBSEQUENT ENFORCEMENT ACTION OR ASSERTION OR PROPERTY RIGHTS.

LIGHTING NOTES PER THE VILLAGE OF VOLENTA ORD.

- 1.A.) WALL PACKS ARE PROHIBITED UNLESS FULLY SHIELDED
- B.) LUMINAIRES OVER 1800 LUMENS MUST BE FULLY SHIELDED
- C.) FULLY SHIELDED LUMINAIRES SHALL HAVE CUT OFF ANGLE OF NO MORE THAN 80 DEGREES, AS MEASURED FROM NADIR (OR 10 DEGREES BELOW HORIZONTAL)
- D.) BUILDING MOUNTED LUMINAIRES SHALL NOT EXCEED 12 FEET IN HEIGHT.
- E.) MAX HEIGHT: 18 POLE MOUNTED, 12 WALL MOUNTED
- F.) IF IN DOUBT, REQUEST A PHOTOMETRIC PLAN TO VERIFY NO LIGHT TRESPASS.



NEW AREA'S	
FIRST FLOOR LIVING	1402
PORCH	64
GARAGE	805
TOTAL COVERED	2271

EXISTING AREA'S	
FIRST FLOOR	1679
SECOND FLOOR	1345
TOTAL LIVING	3024
PORCH	707
TOTAL COVERED	3731

TOTAL LOT AREA	31,883
SLAB DRIVEWAY	4,657
SIDEWALK	2,708
ROCK WALL	190
AC UNITS	175
TOTAL	48
TOTAL	7778

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ENGLISH RESIDENCE

DESIGN ORIGINALS of Texas
home design center

14715 HWY 190, SUITE 101
AUSTIN, TX 78758
512.812.9117

BOOTH STREET LAKE TRAVIS LOT 77

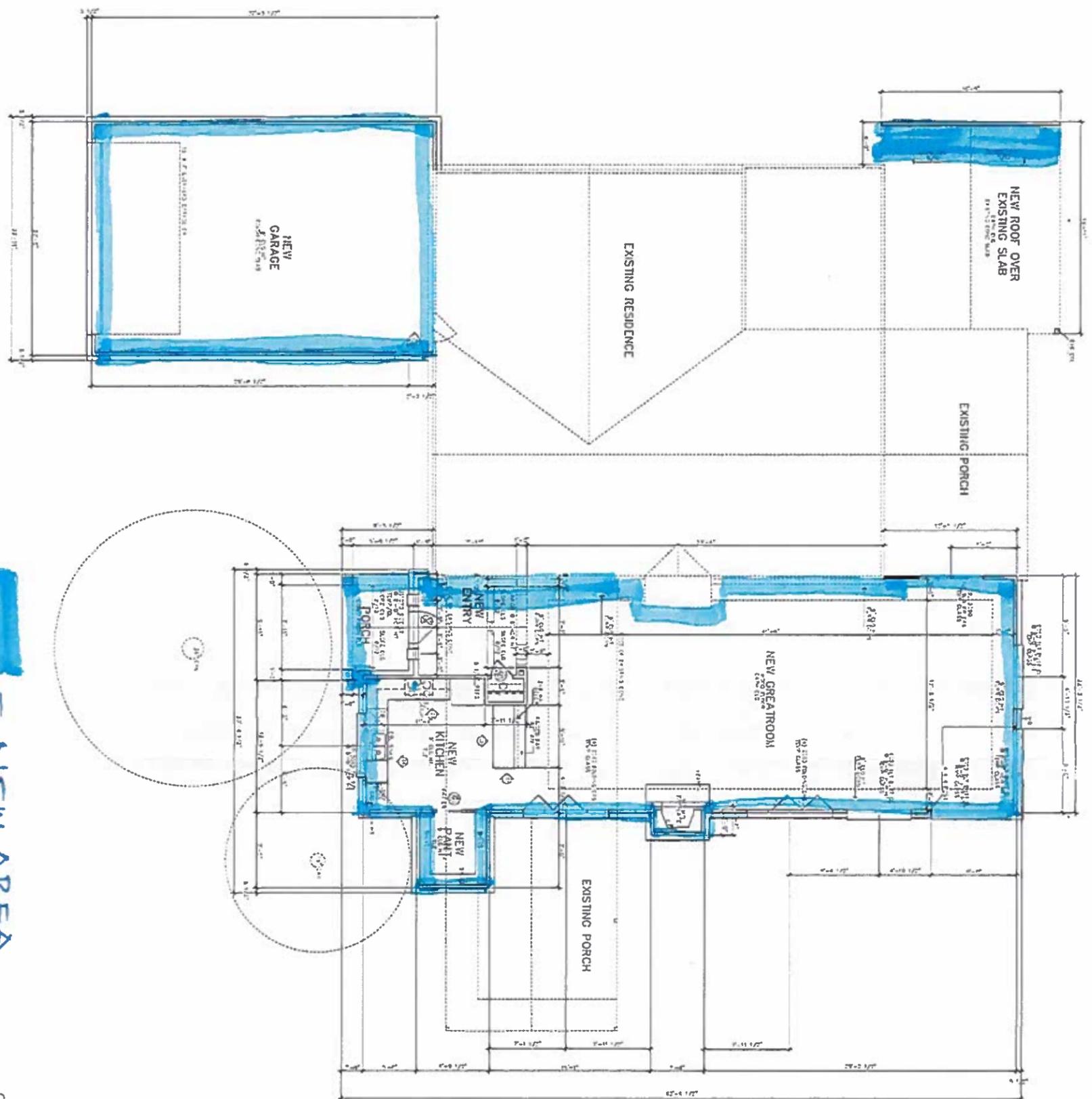
JOB / A9858
DATE: 09-16-15
REVISION: 10-06-15
DRAWN BY:

10-06

SITE PLAN

SCALE: 1"=20'-0"

1 OF 9



— NEW AREA

SYMBOL LEGEND	
■	CURTAINING WALL
—	WALL
—	DOOR SILL
○	DOOR SILL

NEW AREA'S	
FIRST FLOOR LIVING	1402
PORCH	64
GARAGE	758
TOTAL COVERED	2204

EXISTING AREA'S	
FIRST FLOOR	1679
SECOND FLOOR	1345
TOTAL LIVING	3024
PORCH	635
TOTAL COVERED	3659

- GENERAL NOTES
10. See all notes on other sheets.
 20. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
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 80. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 90. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 100. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 110. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 120. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 130. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 140. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 150. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 160. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 170. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 180. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 190. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 200. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 210. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 220. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 230. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 240. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.
 250. All work shall be in accordance with the 2015 International Building Code (IBC) and all applicable local codes and ordinances.

FIRST FLOOR
SCALE: 1/4" = 1'-0"
COPYRIGHT © 2015 DESIGN ORIGINALS OF TEXAS



PROJECT NO. 15-001
DATE: 05-15-15
SCALE: 1/4" = 1'-0"

BOOTH STREET
LAKE TRAVIS
LOT 77



ENGLISH
RESIDENCE



Engineering Solutions

Village Of Volente

Site Development Review

16100 Wharf Cove
(512) 250-2075 (P/fax)

Project Site Address: 15815 Booth Circle Date: November 9, 2015
Permit Applicant: Jerry Blackwell Project: Residential Application
Zoning District: R-1/ IR
Reviewer: Marc Dickey

REVIEW – DISAPPROVED

First Review Comments:

FYI: This review is only for the Site Development Plan. The building review will be issued separately following approval of the Site Plan.

1. Note: The zoning setbacks for this lot used IR zoning because of the irregular shape, typical side and rear setbacks would be 15-feet. Further encroachment into the side setback will require a variance.
2. There appears to be some inconsistencies with the areas calculated on the plans and the plan measurements. Please clarify what the total existing impervious is and the total proposed impervious. The addition of impervious appears to exceed 20-percent which will require a variance.
3. Please add the erosion controls to the plans. The silt fence must be placed downhill from all proposed improvements.
4. Please provide screening as necessary for all mechanical equipment.
5. Please add the proposed grading of the new walls to the site plan, indicate the top and bottom of wall elevations. If the proposed walls exceed 4-feet in height from the footing they will need to be signed by a professional engineer.
6. Please show the contours and proposed grading of the lot to ensure there are no cut and fill in excess of 5-feet.
7. Please show the location of the water quality treatment area.
8. The Village realizes the configuration of the lot consist of two platted lots, lot 77 and a portion of lot 76. Both lots are legally platted however one lot is a portion of a lot. The Village will continue to work on the development if the owner will commit to working towards combining the two parcels to a make one legal lot of the two. If you should have any questions please contact the Village to explain the process.

These plans have been reviewed for compliance with the Village of Volente Ordinances. Items identified as insufficient information or where a noncompliance exists must be corrected.

Review of these plans does not represent the code(s) in their entirety. Field verification must be done to ensure compliance with jurisdiction adopted code(s) and ordinances. Review of structural documents by a design professional is limited to assuring that they have been provided