If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2010-0056
ROW # 10439642
TP- 0440280123

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE 04-4028-0123

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2116 CHRISTOFF LOOP

LEGAL DESCRIPTION: Subdivision – RANCHO ALTO PHASE 3

Lot(s) 12 Block H Outlot _____ Division _____

I/We Steven P. Cates on behalf of myself/ourselves as authorized agent for Meritage Homes of Texas, LLC affirm that on April 26th, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL _X_ MAINTAIN

Maintain compatibility with adjacent zoning by granting a variance for lot size 5,475 ¢

in a SF-2 district.
(zoning district)

NOTE: 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 support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
   Lot 12 Block H does not meet the minimum lot size requirements set forth for SF-2 zoning.

HARDSHIP:

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

   Lot 12 is sub-standard in size by 275 square feet per SF-2 zoning.

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

   All other lots meet minimum size requirements.

AREA CHARACTER:

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:

   Size difference is not noticeable and does not impair property use.

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 Section 479 of Chapter 25-6 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 reasonable require strict or literal interpretation and enforcement of the specific regulation because:

   N/A

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:

N/A

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

N/A

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

N/A

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.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Steven P. Cates Mail Address 5501 W. William Cannon Drive

City, State & Zip Austin, Texas 78749

Printed Steven P. Cates Phone 280-5160 Date 4/22/10

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address 8900 Business Park Drive, Ste 250

City, State & Zip Austin, TX 78759

Printed Steve Harding Phone 512-615-6424 Date 4/22/10

Legend

SUBJECT TRACT

PENDING CASE

ZONING

N

BOARD OF ADJUSTMENT

CASE NUMBER:C15-2010-0056
ADDRESS: 2116 CHRISTOFF LOOP
GRID: H24
CASE MGR: S. WALKER

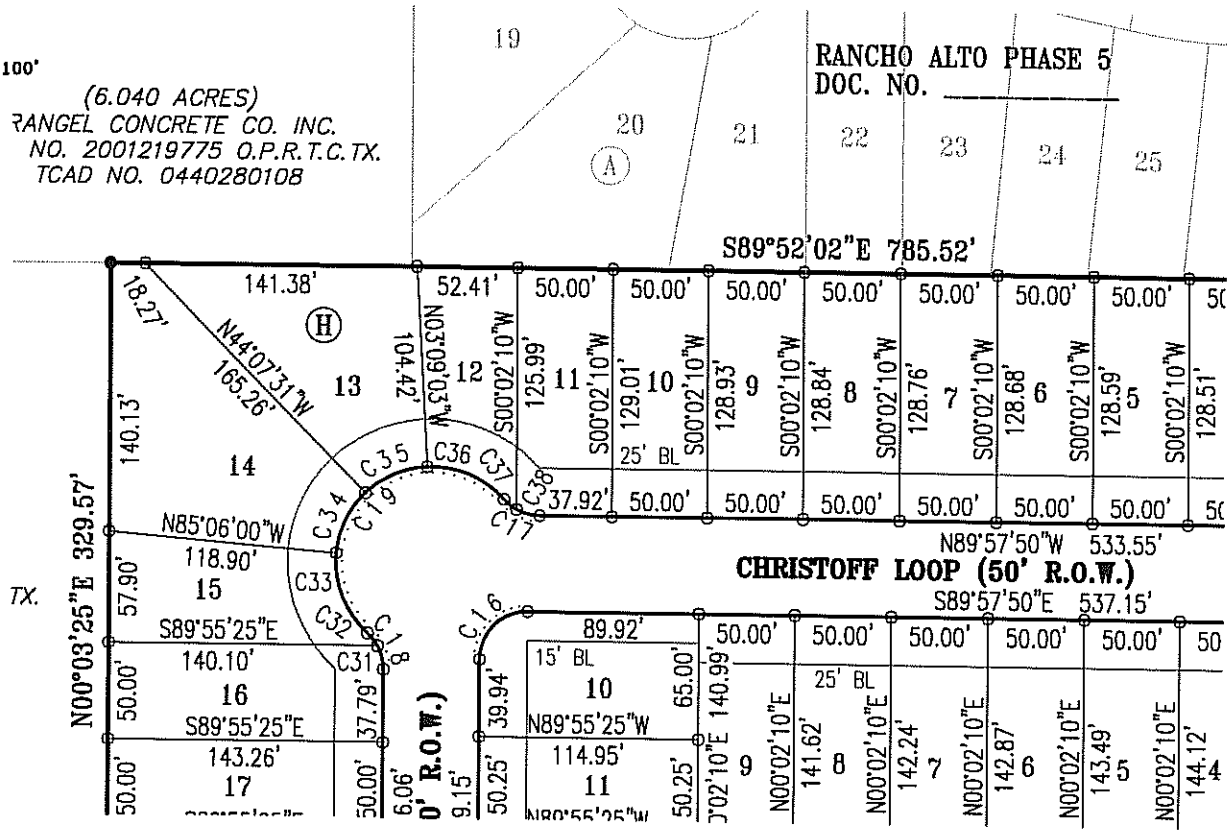
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

RANCHO ALTO PHASE III

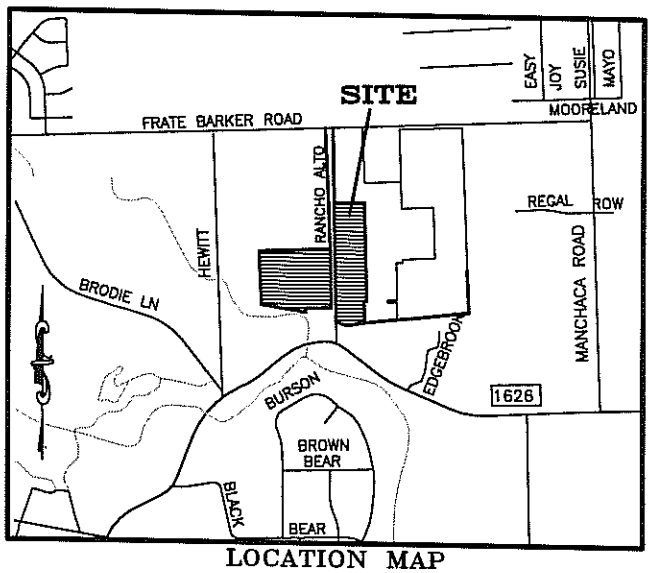
2116 CHRISTOFF LOOP
LOT 12 BOCK H

SCALE: 1"=100'

(6.040 ACRES)
RANGEL CONCRETE CO. INC.
NO. 2001219775 O.P.R.T.C.TX.
TCAD NO. 0440280108



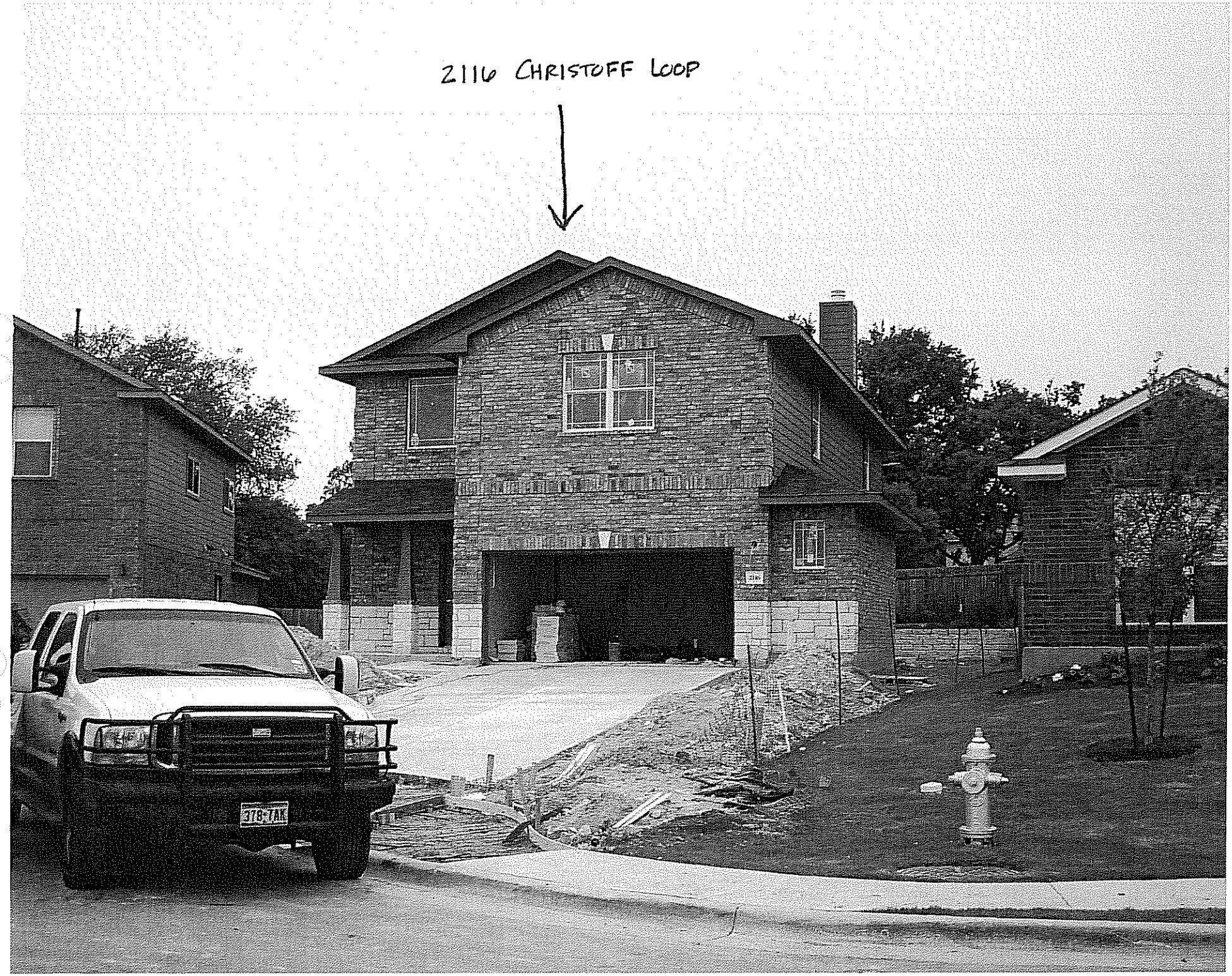
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C16	25.00'	39.25'	24.98'	89°57'35"	S45°03'23"W	35.34'
C17	25.00'	21.03'	11.18'	48°11'23"	S65°52'09"E	20.41'
C18	25.00'	21.03'	11.18'	48°11'23"	N24°01'06"W	20.41'
C19	50.00'	162.61'	902.93'	186°20'21"	S45°03'22"W	99.85'
C20	25.00'	38.64'	24.38'	88°33'00"	S44°11'55"E	34.91'
C21	25.00'	21.03'	11.18'	48°11'23"	N24°10'16"E	20.41'
C22	25.00'	21.03'	11.18'	48°11'23"	S67°25'54"W	20.41'
C23	50.00'	161.38'	1161.62'	184°55'46"	S44°11'55"E	99.91'
C24	20.00'	31.42'	20.00'	90°00'00"	N46°31'35"E	28.28'
C25	20.00'	31.42'	20.00'	90°00'00"	N43°28'25"W	28.28'
C26	50.00'	8.80'	4.41'	10°04'57"	N48°22'41"E	8.79'
C27	50.00'	49.64'	27.08'	56°53'08"	N81°51'44"E	47.63'
C28	50.00'	43.48'	23.22'	49°49'24"	S44°47'00"E	42.12'
C29	50.00'	55.03'	30.67'	63°03'24"	S11°39'24"W	52.29'
C30	50.00'	4.43'	2.22'	5°04'52"	S45°43'32"W	4.43'
C31	25.00'	12.75'	6.52'	29°13'53"	N14°32'21"W	12.62'
C32	25.00'	8.27'	4.17'	18°57'30"	N38°38'03"W	8.23'
C33	50.00'	46.26'	24.94'	53°00'48"	S21°36'24"E	44.63'
C34	50.00'	35.76'	18.68'	40°58'29"	S25°23'14"W	35.00'
C35	50.00'	35.76'	18.68'	40°58'29"	S66°21'43"W	35.00'
C36	50.00'	44.83'	24.05'	51°22'35"	N67°27'45"W	43.35'
C37	25.00'	8.42'	4.25'	19°18'10"	S51°25'32"E	8.38'
C38	25.00'	12.60'	6.44'	28°53'12"	S75°31'14"E	12.47'



LOCATION MAP
NOT TO SCALE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon Drive ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

2116 CHRISTOFF LOOP




2116 CHRISTOFF LOOP

RANCHO ALTO PHASE III

BLOCK B

LOT	SQ. FT.
2	5750
3	6350
4	5919
5	5757
6	5756
7	5754
8	5752
9	5750
10	6005
11	5750
12	5750
13	5750
14	5750
15	5750
16	5750
17	5750
18	5750
19	5750
20	5750
21	5750
22	5750
23	7271

BLOCK C

LOT	SQ. FT.
2	5756
3	5969
4	5892
5	5750
6	5750
7	5750
8	5750
9	5750
10	6081
11	5750
12	5750

BLOCK C

LOT	SQ. FT.
13	5865
14	5833
15	5865
16	5750
17	5750
18	5750
19	5750
20	5750
21	5750
22	5750
23	7471

BLOCK E

LOT	SQ. FT.
1	7940
2	7727
3	8114
4	7639
5	7160

BLOCK H

LOT	SQ. FT.
1	8480
2	6415
3	6419
4	6423
5	6427
6	6432
7	6436
8	6440
9	6444
10	6448
11	6440

BLOCK H

LOT	SQ. FT.
12	5475
13	10004
14	12306
15	6575
16	7151
17	7163
18	6885
19	6411
20	6332
21	7493
22	11318
23	6454
24	7356
25	7301
26	7780
27	8258
28	8737
29	8419
30	6799
31	6784
32	6768
33	6752
34	8525

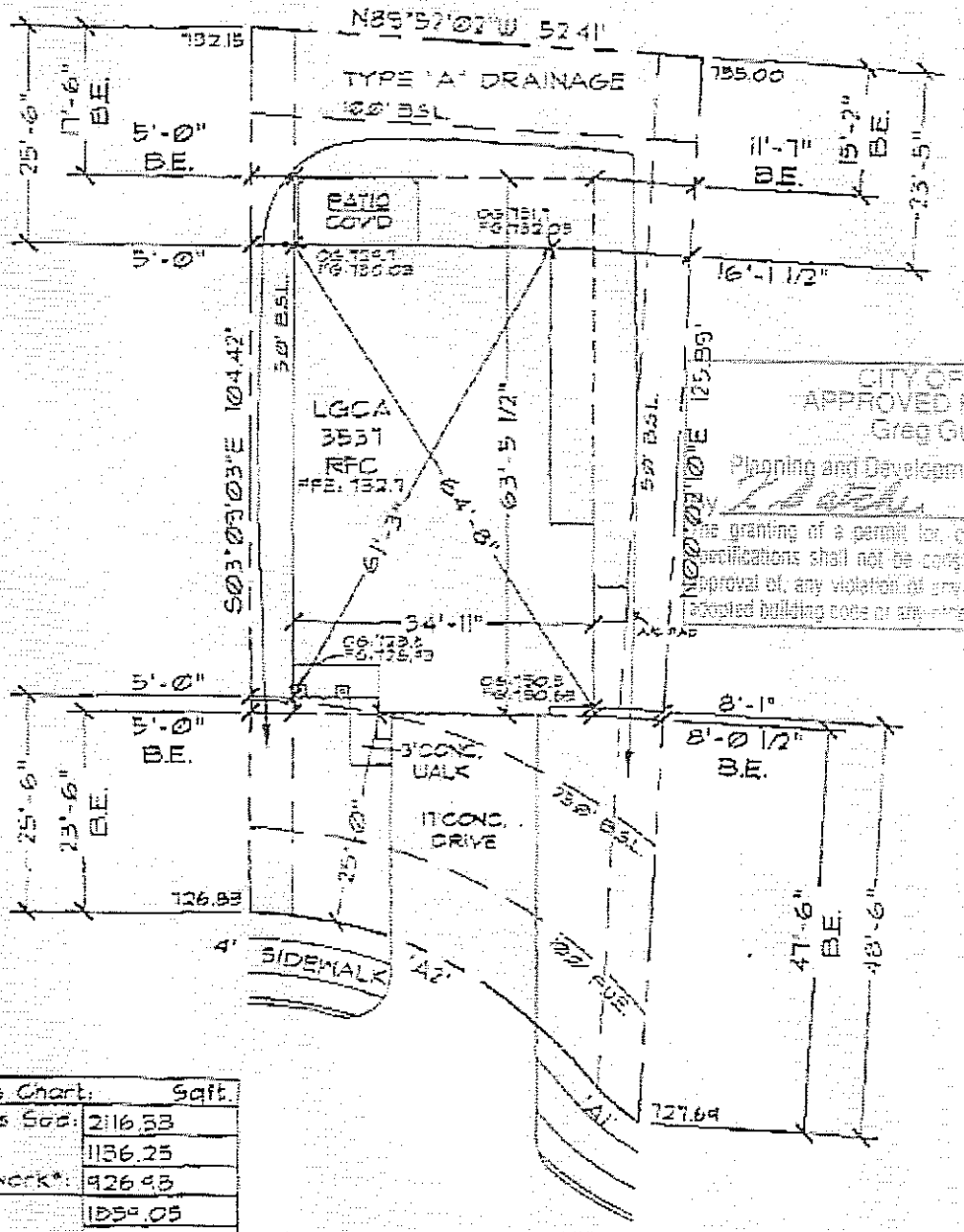
BLOCK I

LOT	SQ. FT.
1	9549
2	7284
3	7252
4	7221
5	7190
6	7159
7	7127
8	7096
9	7065
10	7332
11	5777
12	5791
13	5772
14	7012
15	7039
16	7073
17	7107
18	7141
19	7175
20	7208
21	7242
22	7276
23	9267

SURVEYORS TO VERIFY ALL LOT DATA.

ARC TABLE

ARC LEN RAD CHRD BRG



CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
By [illegible] Date 1-14-10
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

Impervious Chart:	Sqft.
Front/Sides Sod:	2116.33
Rear Sod:	1156.25
Total Flatwork*:	926.43
House:	1859.05
Patio:	0.00
Sidewalk:	24.25
Drive:	519.15
A/C Pad:	16.00
Total:	2423.43
Impr. Cover:	44.26%

*Total Flatwork includes City Walk, Drive, Conc Walk, A/C Pad, and Patio

NOT AE POWER

2116 CHRISTOFF LOOP

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM

Fax to 610.6759

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9779 fax

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

(Legacy Homes) LP Holding Inc

Requestor's Name Meritage Homes of Texas Phone 512.610.4868

Address 2116 Christoff Loop OR

Legal Description Rancho Alto Sec. 3

Lot 12 Block H Commercial (Residential?) yes

Who is your electrical service provider? AE or (Other)

Service Main Size 200 (amps) Service Conductor H/O Alum (type & size)

AE Service Length 35 (ft.) Number of Meters? 1 Multi-Fuel (Y) N

Overhead (Underground) Voltage 120/240 ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)

Total Square Footage 3337 (New service) or upgrade or temporary

Largest A/C unit 5 (Tons) OR LRA of Largest A/C Unit 150 (amps)

Electric Heating N/A (kW) Other N/A (kW)

Comments:

ESPA Completed by (Signature & Print name) Date Phone

AE Representative (Remarks on back) Phone Date

Application expires 180 days after date of Approval

Revised by Austin Energy 12/11/07

NOT AE POWER

AE APPROVED
JAN 06 2010
6-117
DH

ESCROW

take 15 Fee out of Legacy Escrow Acct.

CITY OF AUSTIN

BP Number PR-10-001500 -RN
Building Permit No. 10- -BP
Plat No. _____ Date 12/8/10
Reviewer K. Hatch

RESIDENTIAL PERMIT APPLICATION "A"

Vol. 5032 Pg. 2

PRIMARY PROJECT DATA Driveway 17' # of Bath 3

IN: 1-7-2010 / DUE: 1-14-2010

Service Address 2116 Christoff Loop Tax Parcel No. 0740 2201 2 3

Legal Description
Lot 12 Block H Subdivision Rancho Alto Section 3 Phase

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work
X New Residence
___ Duplex
Y Garage Y attached ___ detached
___ Carport ___ attached ___ detached
___ Pool

___ Remodel *(specify)* _____
___ Addition *(specify)* _____
___ Other *(specify)* _____

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 28 ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
- Does this site currently have water and wastewater availability? ___ Yes X No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**
- Does this site have a septic system? ___ Yes X No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**

Does this site have a Board of Adjustment ruling? ___ Yes X No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ___ Yes X No

Does this site front a paved street? X Yes ___ No A paved alley? ___ Yes X No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ___ Yes X No

VALUATIONS FOR REMODELS ONLY

Building $ _____
Electrical $ _____
Mechanical $ _____
Plumbing $ _____
Driveway/ Sidewalk $ _____
TOTAL $ _____
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 5475 sq.ft.
Job Valuation – Principal Building $ 100,110
(Labor and materials)
Job Valuation – Other Structure(s) $ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ _____
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	$ 240 + 15	$
Electrical	$ 165	$
Mechanical	$ 94	$
Plumbing	$ 180	$
Driveway & Sidewalk	$	$
TOTAL	$	$

OWNER / BUILDER INFORMATION

OWNER Name Legacy Homes Telephone (h) 512.610.4868 (w) _____

BUILDER Company Name Legacy Homes Telephone same
Contact/Applicant's Name Kim Ward Pager _____ FAX 512.610.6761

DRIVEWAY/ SIDEWALK Contractor KRM Telephone 512.252.1085

CERTIFICATE OF OCCUPANCY Name Legacy Homes Telephone 512.610.4868
Address 8980 Business Park Drive #250 City Austin ST TX ZIP 78759

If you would like to be notified when your application is approved, please select the method:
___ telephone X e-mail: [redacted]
You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

D 25271

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) grou level paving, landscaping, or open recreational facilities.

		Existing	New / Addition
a.	1st floor conditioned area	____ sq.ft.	1197 sq.f
b.	2nd floor conditioned area	____ sq.ft.	1468 sq.f
c.	3rd floor conditioned area	____ sq.ft.	____ sq.f
d.	Basement	____ sq.ft.	____ sq.f
e.	Garage / Carport	____ sq.ft.	____ sq.f
	X attached + 1/2 car gar	____ sq.ft.	____ sq.f
	___ detached	____ sq.ft.	117 + 400 sq.f
f.	Wood decks *[must be counted at 100%]*	____ sq.ft.	____ sq.f
g.	Breezeways	____ sq.ft.	____ sq.f
h.	Covered patios	____ sq.ft.	____ sq.f
i.	Covered porches	____ sq.ft.	112 sq.f
j.	Balconies	____ sq.ft.	40 sq.f
k.	Swimming pool(s) *[pool surface area(s)]*	____ sq.ft.	____ sq.f
l.	Other building or covered area(s)	____ sq.ft.	____ sq.f
	Specify ____	____ sq.ft.	____ sq.f

TOTAL BUILDING AREA *(add a. through l.)* ____ sq.ft. 3337 sq.ft

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)* 1869 sq.ft.
TC - 2750.0 34.14% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements i calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included i building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a.	Total building coverage on lot *(see above)*	1869 sq.ft.
b.	Driveway area on private property	519 sq.ft.
c.	Sidewalk / walkways on private property	139 sq.ft.
d.	Uncovered patios	____ sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	____ sq.ft.
f.	Air conditioner pads	____ sq.ft.
g.	Concrete decks	112 sq.ft.
h.	Other (specify) ____	____ sq.ft.
	____	____ sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 2443 sq.ft.
TC - 2963.0 44.62% of lot
20.0 sq. remain

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater that 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE _____ DATE 01.06.10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 36654

Rejection Notes/Additional Comments *(for office use only)*:

Service Address 2116 Lynnstoff Wood

Applicant's Signature _____ Date 01.06.10