

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 #
ROW #

015-2010-0095
10477572

TP- 0229150122

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

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

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

STREET ADDRESS: 7000 BENNETT & BOOKER STREET

LEGAL DESCRIPTION: Subdivision - ST JOHNS COLLEGE

Lot(s) 1 Block 8 Outlot Division

I/We Sunny Vega on behalf of myself/ourselves as authorized agent for
affirm that on _____,

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

(check appropriate items below)

____ ERECT ____ ATTACH ____ COMPLETE ____ REMODEL ☒ MAINTAIN

A SFR PROVIDING A SIDE STREET SETBACK OF 11'

TO THE WALL & 9' TO THE BAY WINDOW

in a SF 3NP _____ district.
(zoning district)

(St. Johns N.P.)

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:
The zoning regulations allow for the proposed use.

HARDSHIP:

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

The new re-construction of the structure at 7000 Bennett Avenue will be located on the existing Slab on Grade. Shifting on the structure would result in the slab and structure to be removed and replaced thus creating a greater disturbance. The right of way of Booker Street along the lot frontage is unimproved. There is no plan to improve this portion of Booker Street.

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

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:

7000 Bennett is located at the corner of Bennett and Booker. Booker Street is unpaved along the 7000 Bennett lot frontage and the right of -way dead -ends into a warehouse distribution center that abuts the back of the lot (see map). The city has no plans to improve this stub of Booker Street. There are no utilities that run along this portion of Booker Street that would create any conflicts with the proposed encroachment into the side yard setback. There is no neighboring structure on this Booker side of 7000 Bennett Avenue . The encroachment would not cause any conflicts with clearance between homes or crowd a neighbor.

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:

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:

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

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

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 Sunny Vela Mail Address 1000 E 11th St.

City, State & Zip Austin, Tx. 78702

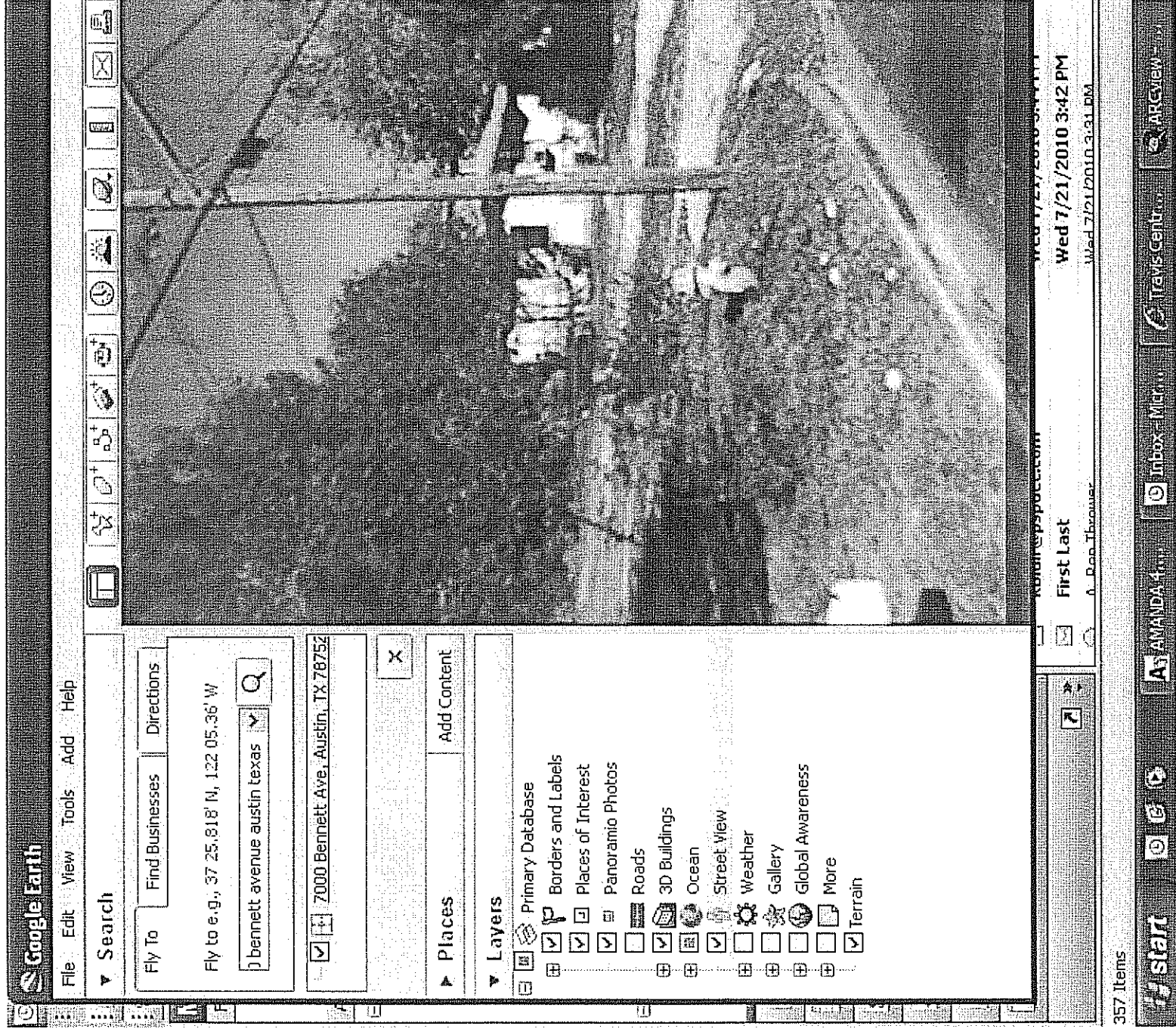
Printed Sunny Vela Phone 974-5136 Date 8/3/2010

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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____



Vela, Sunny

From: Benavidez, Sylvia
Sent: Thursday, July 29, 2010 9:33 PM
To: Vela, Sunny
Cc: Walker, Susan
Subject: FW: 7000 Bennett?
Importance: High

use this email as support for your BOA case verifying from street and bridge that they have not plans to build Booker from Bennett to dead end.

From: West, Samuel
Sent: Thursday, July 29, 2010 3:30 PM
To: Benavidez, Sylvia
Subject: RE: 7000 Bennett?

There are no plans to build Booker from Bennett to dead end.
Thank you

Sam West
Inspector C
Public Works Operations
Phone 974-8775
Pager 802-3201

From: Benavidez, Sylvia
Sent: Thursday, July 29, 2010 11:49 AM
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Cc: Vela, Sunny
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Are there plans to build the street in the near future? The applicant is applying for a BOA side street variance from the unimproved street.

From: West, Samuel
Sent: Wednesday, July 28, 2010 4:16 PM
To: Benavidez, Sylvia
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Sylvia,
Are you talking about Booker Ave from Bennett to dead end west of Booker Ave? It appears this portion of street has not been built.
Thank you

7/30/2010

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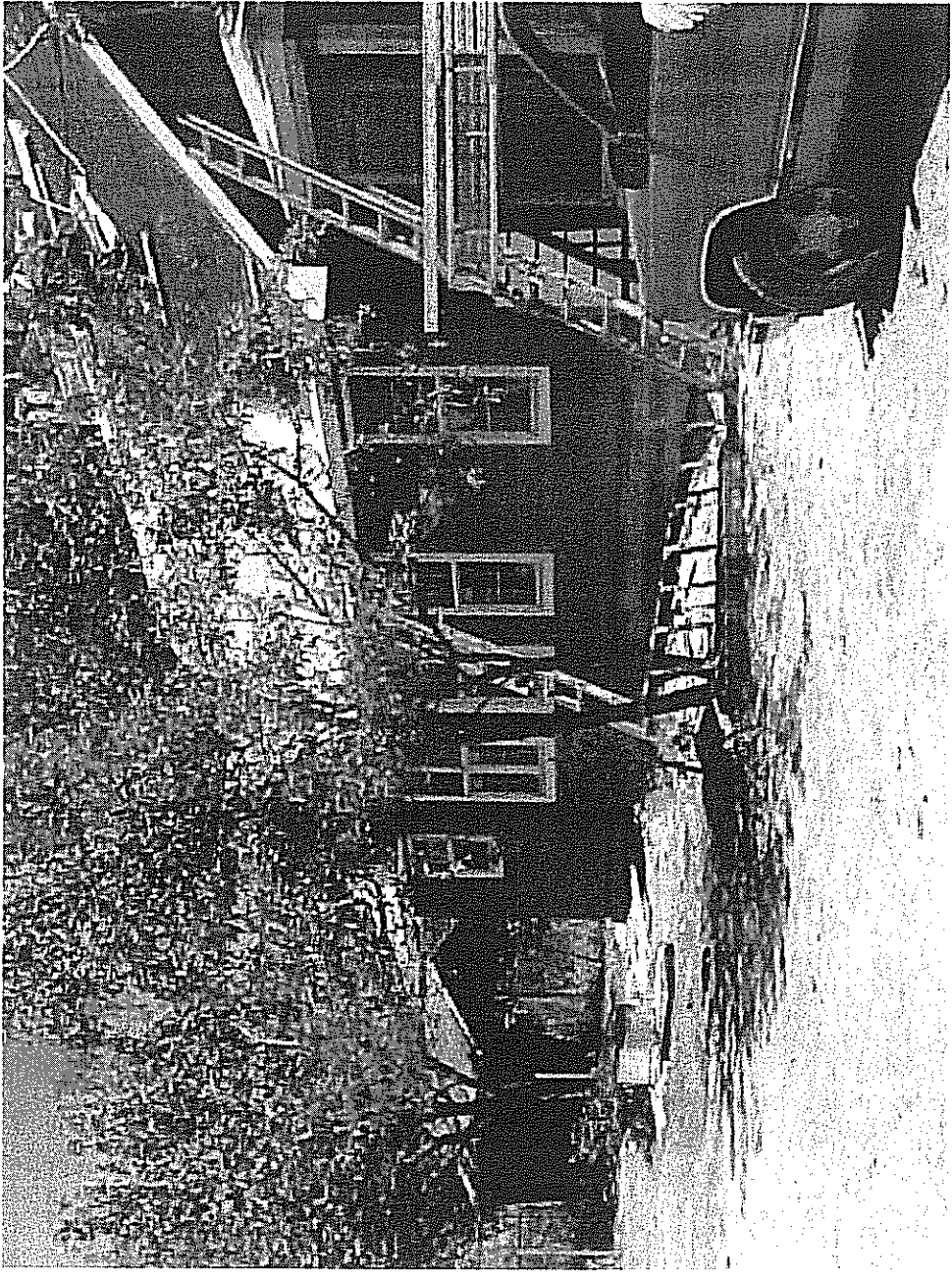
Yes, but not ROW. It should be forwarded to Public Works - Street & Bridge c/o Samuel West. Based on my recent discussions with Sam, it is now apparent that anytime there are requests involving access to unpaved streets and alleys, PWD will need to make a determination on whether the applicant will be required to pave the unimproved area as a condition of permit approval. This applies to both single-family residential use and commercial use.

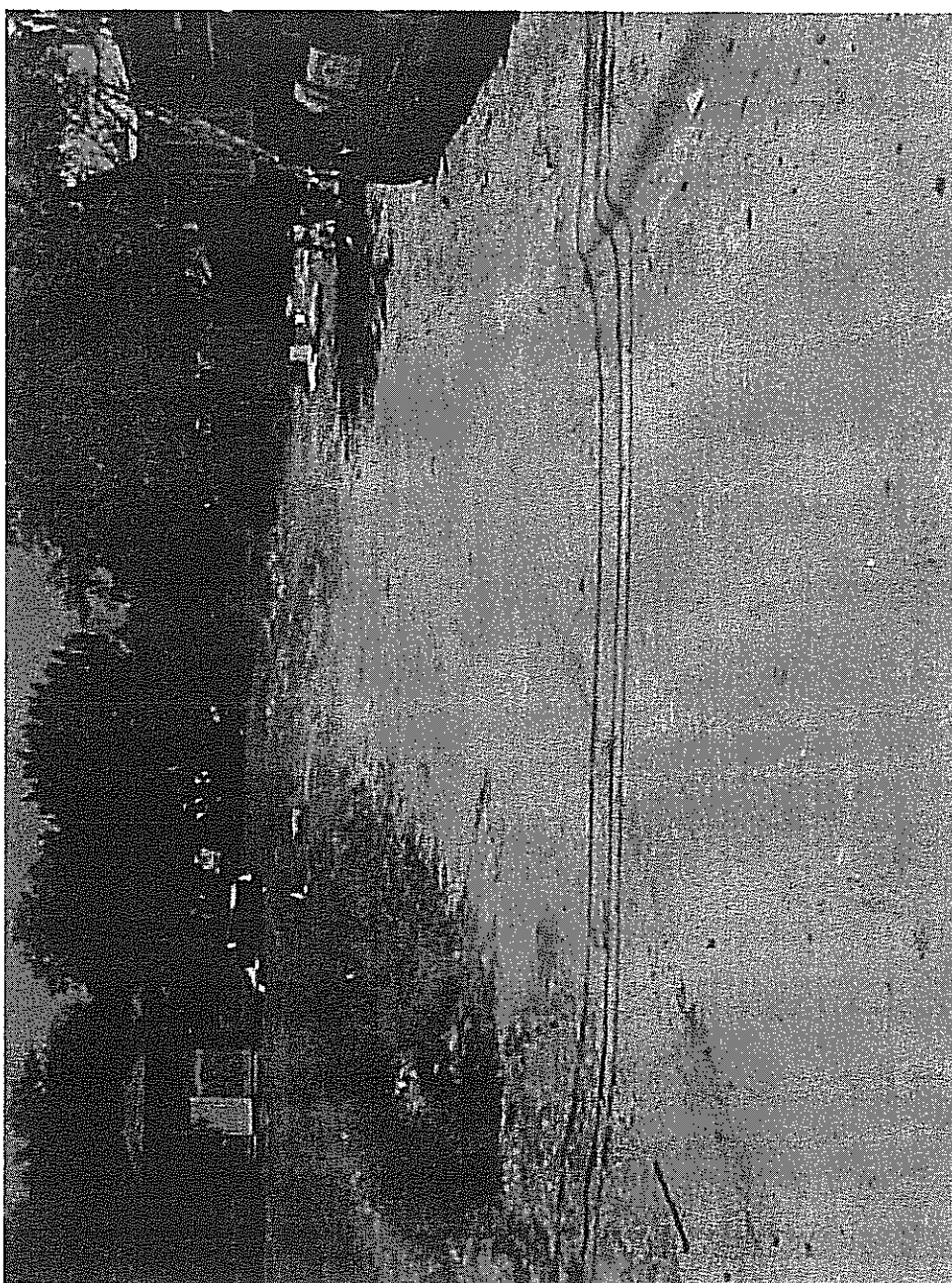
Joe R. Almazan
Development Services Process Coordinator
Land Use Review Division - Transportation Review Section
Planning and Development Review Department
Tel: (512) 974-2674
Fax: (512) 974-3010
Email: joe.almazan@ci.austin.tx.us

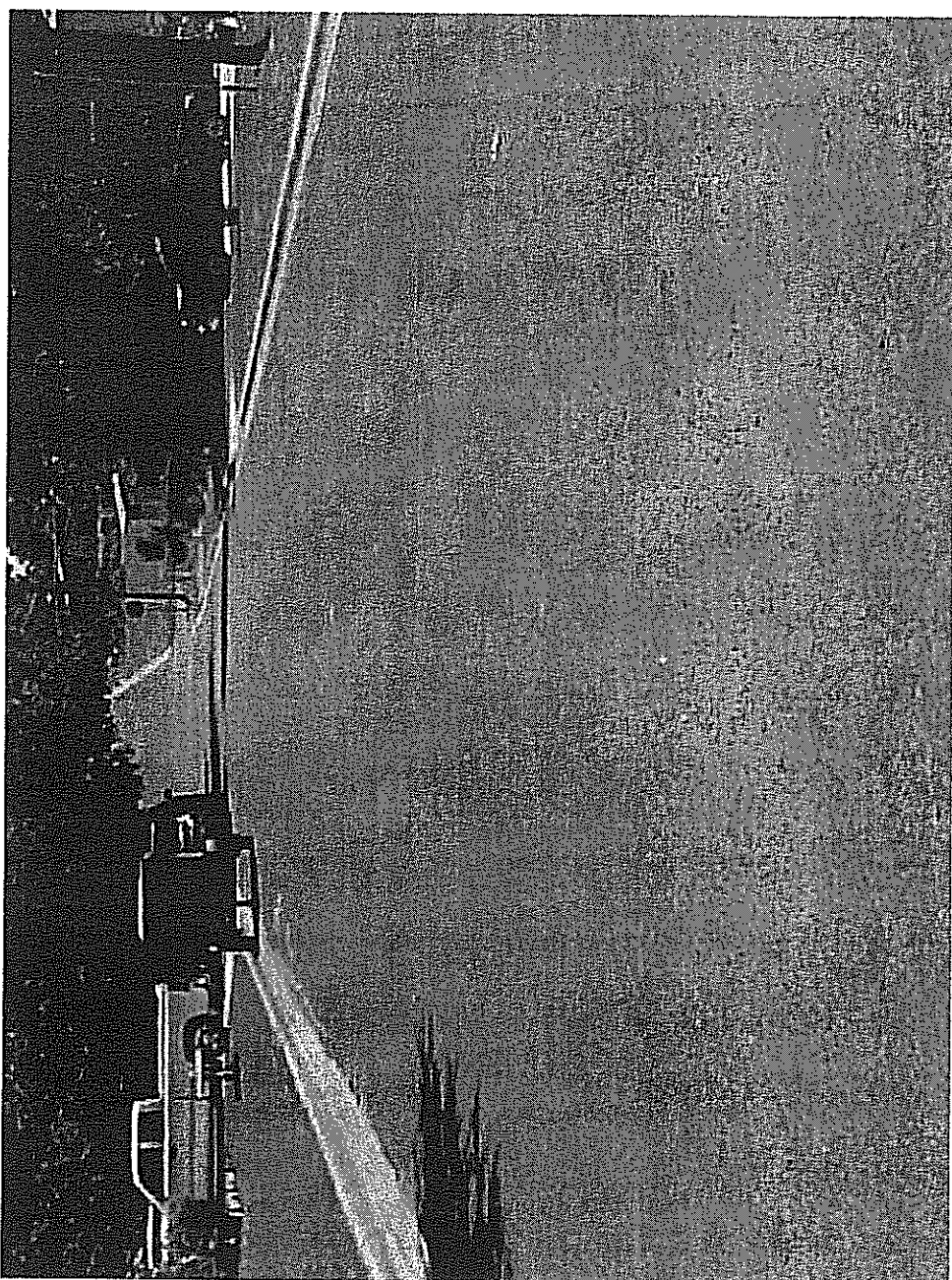
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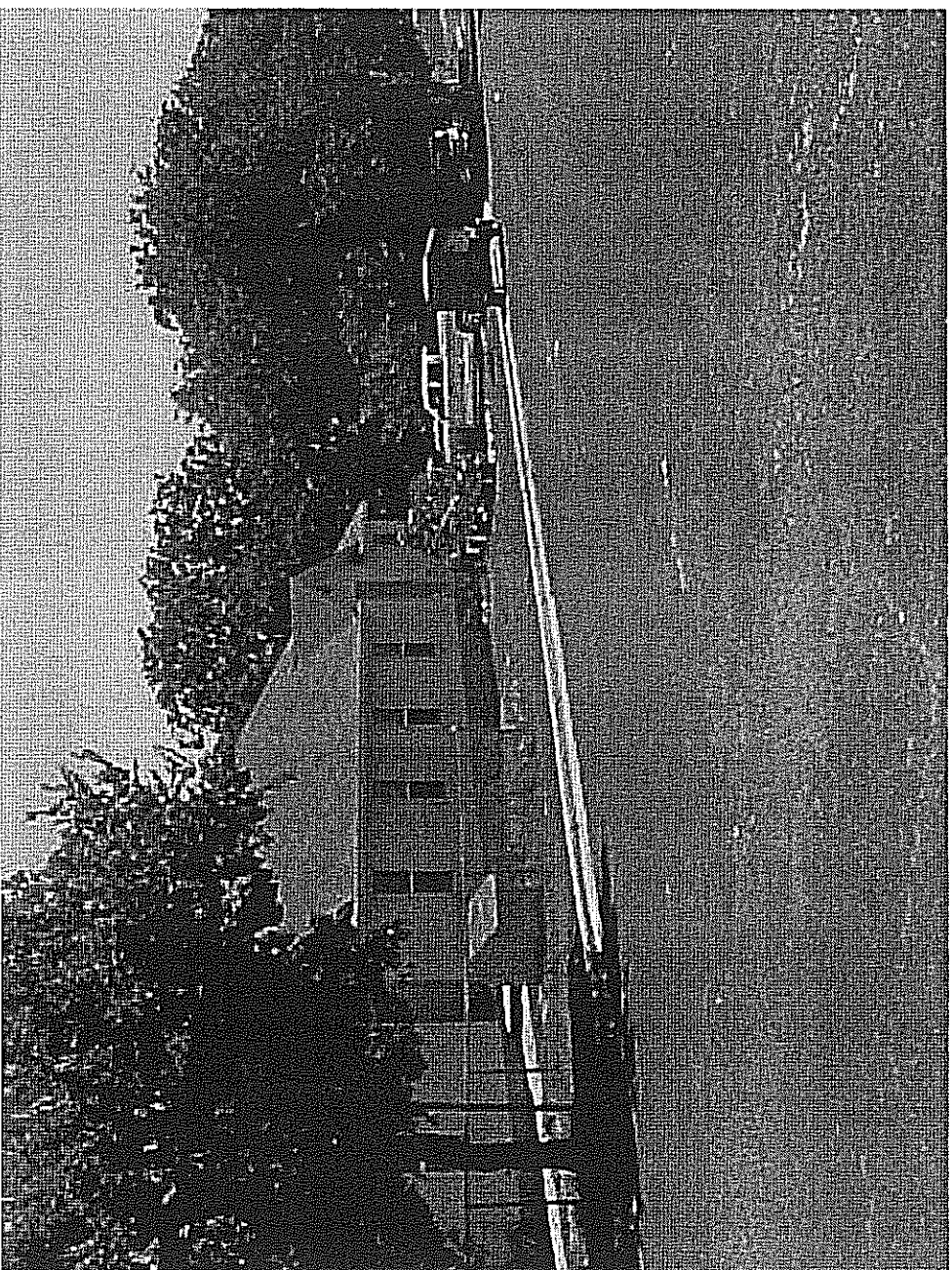
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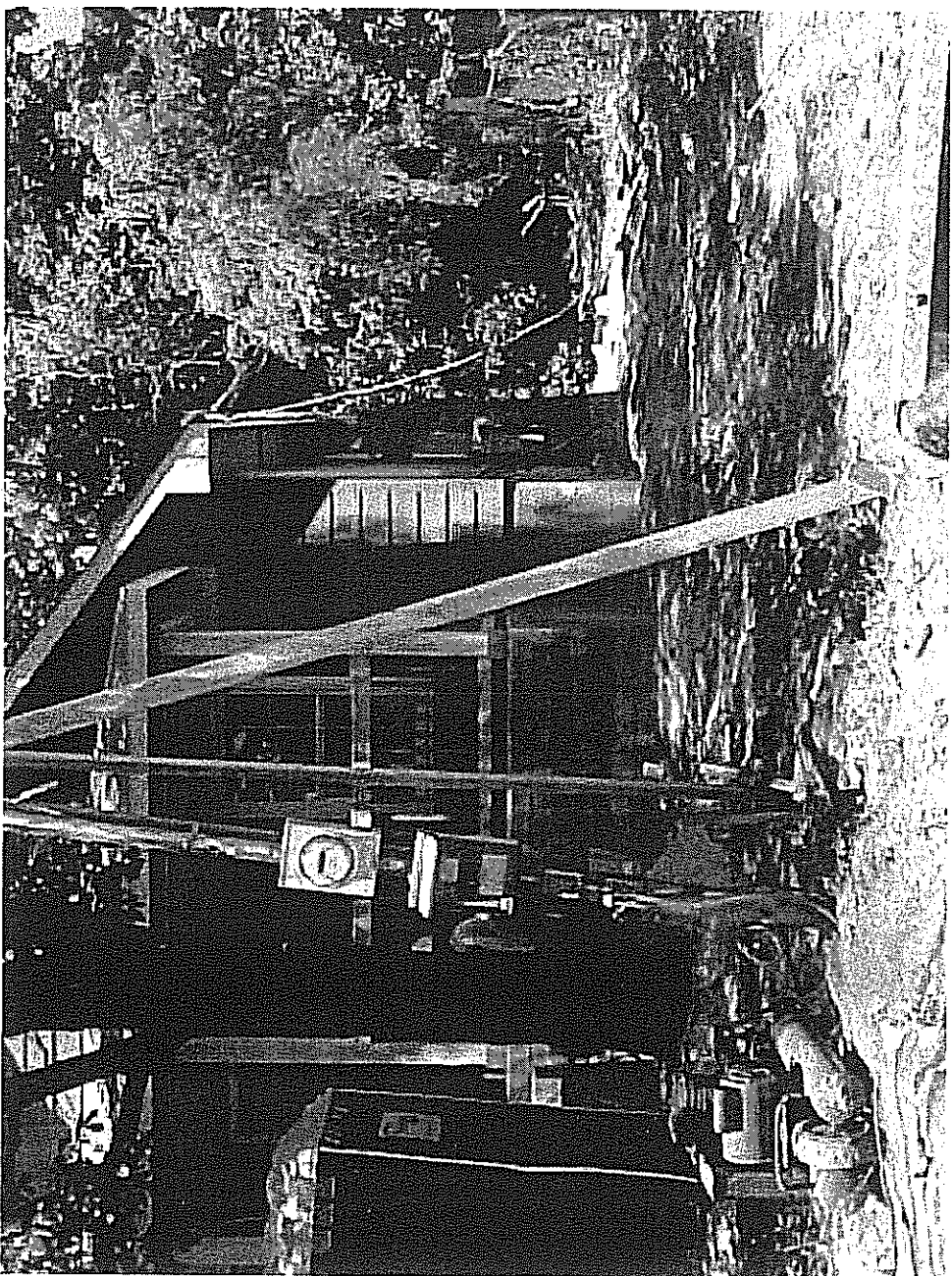
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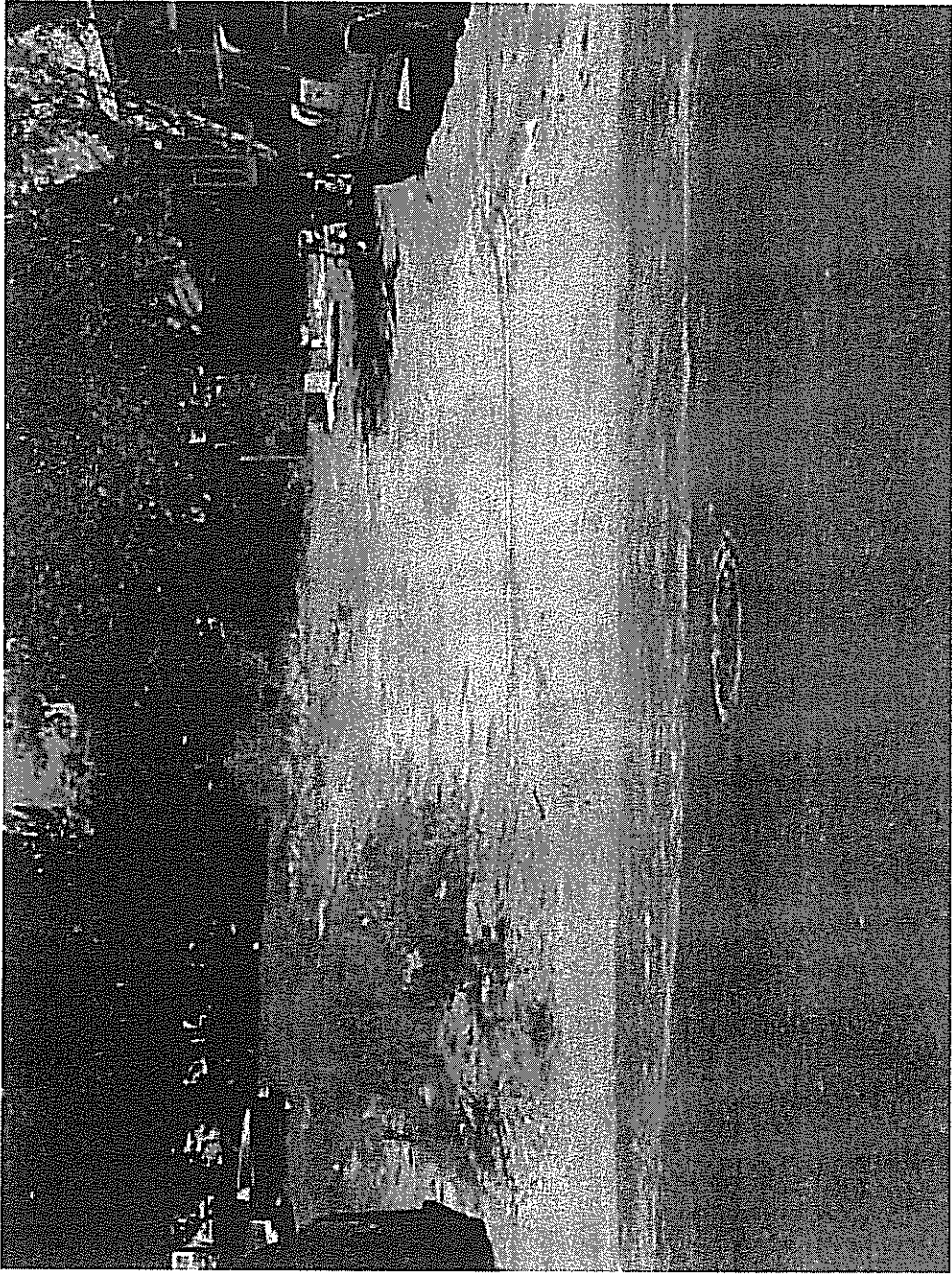


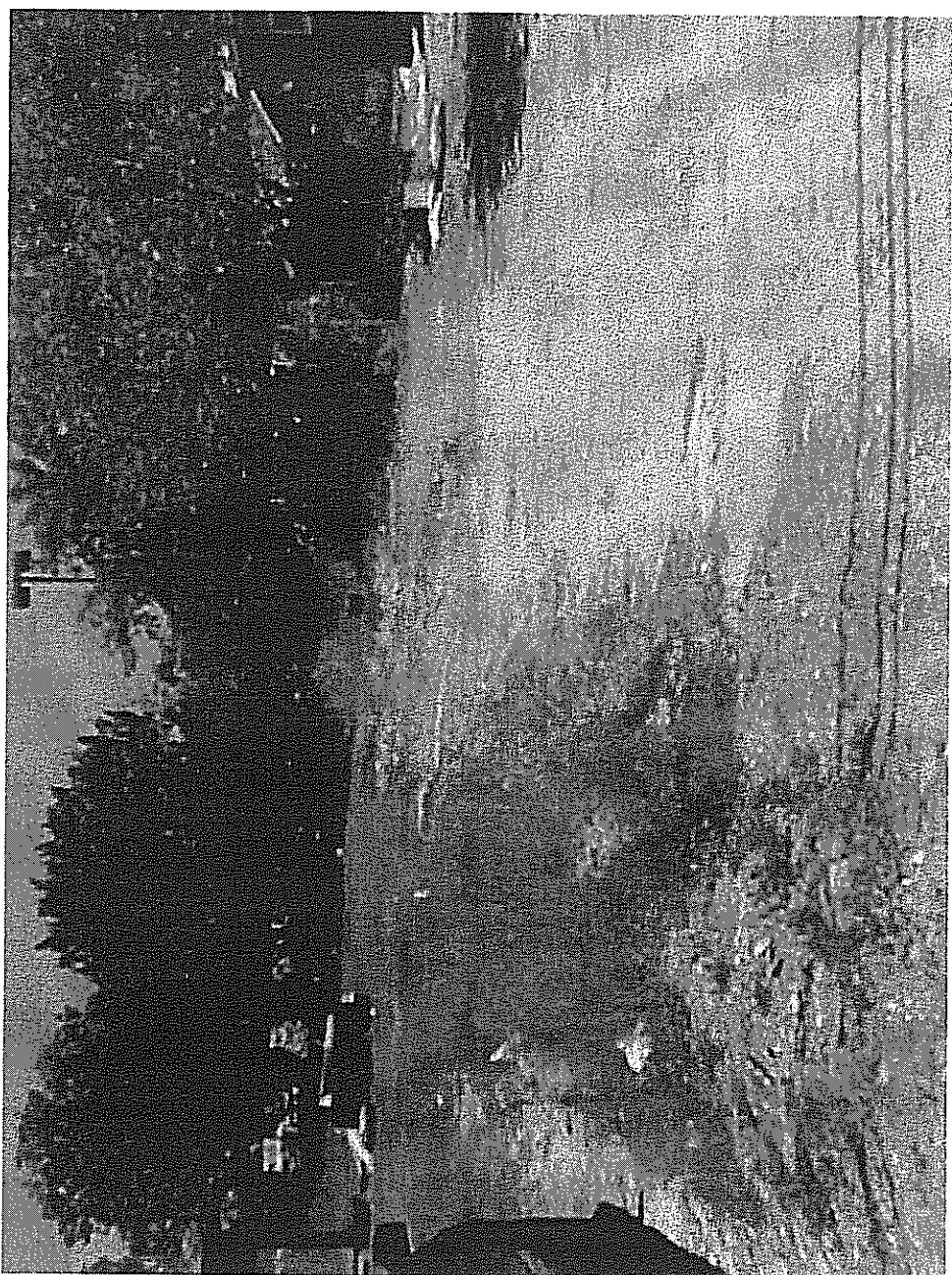




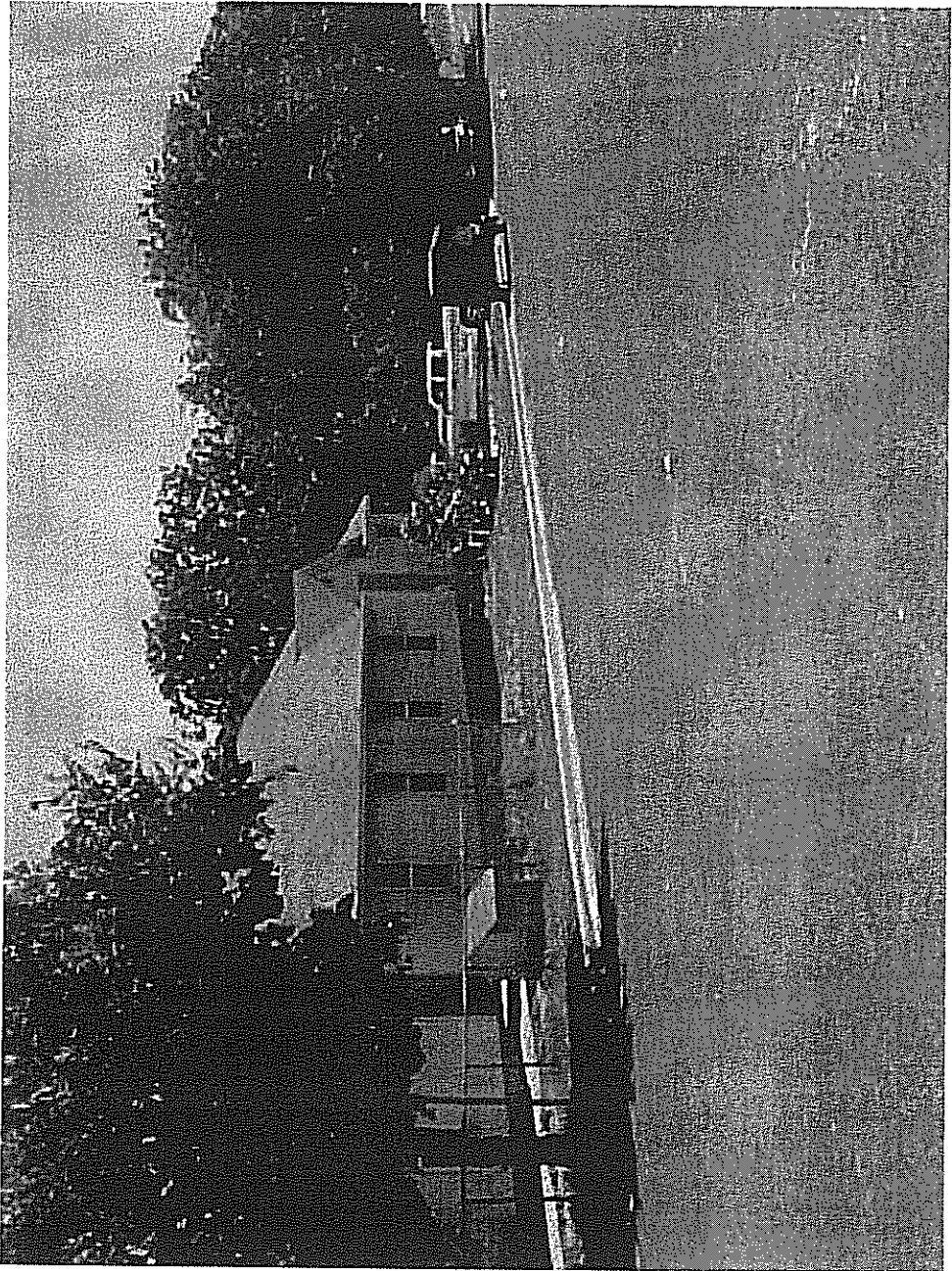












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CIS-2010-0045

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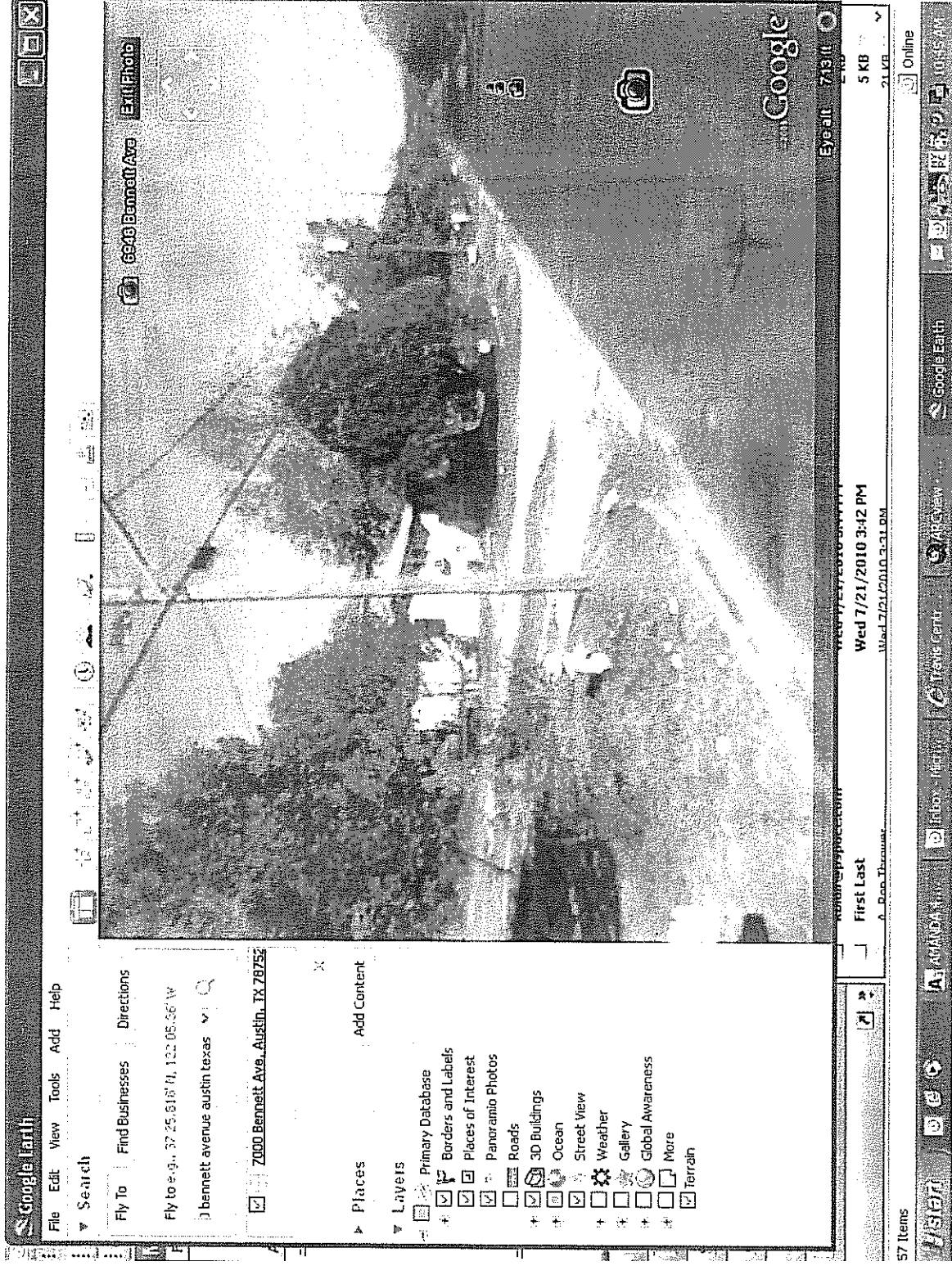
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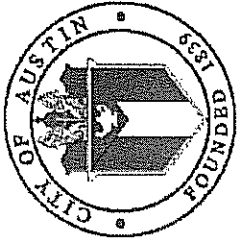
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City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax: (512) 974-3112, regina.copic@cityofaustin.tx.us

January 11, 2010

S.M.A.R.T. Housing Certification

Austin Housing & Finance Corporation: 7009 Bennett Avenue, 1805 Clifford Avenue, 6104 Caddie St.
(project id# 62735)

TO WHOM IT MAY CONCERN:

Austin Housing & Finance Corporation (development contact Sunny Vela (512-974-3136 (o), sunny.vela@cityofaustin.tx.us) is planning to construct one **single family dwelling** at each respective address (three total addresses): 7009 Bennett Avenue, (No Neighborhood Plan); 1805 Clifford Avenue (Rosewood Neighborhood Plan), 6104 Caddie St. (Montopolis Neighborhood Planning Area);

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because both units (100%) in this development will serve households with incomes at or below 80% (AMI) the development is eligible for a waiver of 100% of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Zoning Verification
Building Permit	Misc. Site Plan Fee	Parkland Dedication (<i>by separate ordinance</i>)
Concrete Permit	Building Plan Review	Land Status Determination
Electrical Permit	Construction Inspection	Plumbing Permit
Mechanical Permit	Misc. Subdivision Fee	

Prior to issuance of building permits and starting construction, the developer must:

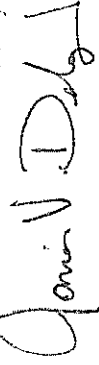
- ♦ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating; (Austin Energy: Bryan Bomer (512) 482-5449).
- ♦ Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.


Javier V. Delgado

Neighborhood Housing and Community Development

Cc: Guy Brown, PIDR
Gina Copic, NHCD
Manesh Chaku, NHCD
Virginia Collier, PIDR
Yolanda Parada, PIDR

Javier Delgado, NHCD
Deborah Fonseca, PIDR
Bettye Hokey, WPIOR
George Zapalac, WPIOR
Meredith Highsmith, Capital Metro

Bryan Bomer, Austin Energy
Jennifer Golech, Cap Metro
Robby McArthur, AWU
Danny McNabb, WPIOR
Mark Walters, NPZD

(On April 20, 2000) the Austin City Council adopted Ordinance No. 000420-77 creating the S.M.A.R.T. Housing™ Policy and authorizing the administrative authority to waive fees for S.M.A.R.T. Housing™ developments. Fees listed in the ordinance are:

4. S.M.A.R.T. Housing™ Fees Eligible for Waiver

E. The S.M.A.R.T. Housing™ Process

1. Process Overview

For all projects, to begin the process, contact S.M.A.R.T. Housing™ staff to have a preliminary discussion about your project. Afterward, meet with Green Building Program (GBP) staff to secure conditional approval for your project. The next step is to submit a completed S.M.A.R.T. Housing™ application with all required attachments. If your application is approved, staff will provide a letter stating that your project has been certified for S.M.A.R.T. Housing™ and is eligible to receive fee waivers and expedited review, if the project continues to meet S.M.A.R.T. Housing™ standards. In most cases, staff meets with the applicant again to review the process and anticipate possible issues.

For single-family and duplex review, the applicant submits a S.M.A.R.T. Housing™ residential checklist, permit application, and attachments to the Residential Review staff of the Watershed Protection and Development Review Department, who will request corrections as needed. Submit documentation required by GBP separately to the project's GBP contact for review and to receive Conditional Approval. Building permits are issued, construction begins.

For multi-family site-plans and single-family subdivisions, S.M.A.R.T. Housing™ staff will schedule a Pre-Submittal meeting with the applicant, the applicant's design team and the S.M.A.R.T. Housing™ Review Team in the Watershed Protection and Development Review Department. At this meeting, staff and applicant establish the S.M.A.R.T. Housing™ review timeline (typically faster than review times for conventional projects), including the design team's response timeline. The pre-submittal meeting covers general drainage, detention, floodplain, water quality, environmental, transportation, site plan, compatibility and subdivision requirements. For multi-family developments, the applicant signs a Green Building Letter of Intent with GBP staff, and submits plans to S.M.A.R.T. Housing™ staff for accessibility review, and revises plans as necessary.

After the pre-submittal meeting, the applicant submits the project, and review process for subdivision, site plan, and building plan begins. City reviewers provide initial comments and the applicant returns comments within the time periods established during the pre-submittal meeting. Applicant submits required documents to GBP Staff for review. GBP Conditional Approval is required prior to receiving a building permit.

For all developments, notify GBP staff upon breaking ground and to schedule required inspections (see "Green Building" section of this Guide). Prior to certificate of occupancy, the applicant must contact GBP staff to obtain final inspection for Green Building Program Rating.

At the time a unit is ready for occupancy, the S.M.A.R.T. Housing™ applicant must demonstrate compliance with "reasonably-priced" criteria. S.M.A.R.T. Housing™ staff will review income verification data for the eligible families at the initial stage of occupancy and throughout the affordability period following initial occupancy. Failure to meet the income eligibility standards throughout the affordability period will result in the applicant being required to return fee waivers and possibly face a zoning rollback if a zoning change was associated with the S.M.A.R.T. Housing™ application.

Depending on a project's circumstances, other processes may be necessary, such as annexation, zoning, or variances. Applicants are encouraged to select land that is already has the required zoning and does not require a neighborhood plan amendment, and to design projects in such a way as to avoid the need for variances.

City Department	Fee Types
Water and Wastewater	Capital Recovery (Impact) Fee
Parks and Recreation	Parkland Dedication Fee ¹
Public Works	Construction Inspection Fee
Watershed Protection and Development Review	
Zoning Fees	Development Assessment Fee
	Traffic Impact Analysis Fee
	Traffic Impact Analysis Fee
	Regular Zoning Fee
	Interim to Permanent Zoning Fee
	Miscellaneous Zoning Fee
	Zoning Verification Letter Fee
	Board of Adjustment Fee
	Managed Growth Agreement Fee
	Planned Development Area Fee
Subdivision Fees	Preliminary Subdivision Fee
	Final Subdivision Fee
	Final Without Preliminary Subdivision Fee
	Miscellaneous Subdivision Fee
	Consolidated Site Plan Fee
Site Plan Fees	Miscellaneous Site Plan Fee
	Site Plan Revision Fee
	Site Plan - Construction Element Fee
Building Plan Review, Permit, and Fees	Building Review Plan Fee
	Building Permit Fee
	Electric Permit Fee
	Mechanical Permit Fee
	Plumbing Permit Fee
	Concrete Permit Fee
	Demolition Permit Fee
	Electric Service Inspection Fee
	Move House Onto Lot /
	Move House Onto Right-of-Way Fee

¹ Amended November 29, 2007, Ordinance 20071129-100.

² Parkland Dedication Fees are waived for reasonably priced units only. Waiver established by separate ordinance.



City of Austin BUILDING PERMIT

PERMIT NO: 2010-047773-BP

Type: RESIDENTIAL Status: Active

7000 BENNETT AVE

Issue Date: 06/18/2010

EXPIRY DATE: 02/01/2011

LEGAL DESCRIPTION		SITE APPROVAL		ZONING SF-3	
PROPOSED OCCUPANCY:		WORK PERMITTED: New		ISSUED BY: Gabriel Guerrero Jr	
New 1-story single-family residence, covered porch. **RESOLUTION #20071129-100 WAIVES FEES FOR THIS SMART HOUSING PROJECT**. **100% Waived for Smart Housing**					
TOTAL SQFT New/Addr: 992		VALUATION Tot Job Val: \$95,000.00		TYPE CONST. 101	
TOTAL BLDG. COVERAGE 992		% COVERAGE 11.04		TOTAL IMPERVIOUS COVERAGE 1471	
		% COVERAGE 16.36		# OF BATHROOMS 2	
				METER SIZE 5/8	

Contact Applicant, Ilcor Homes, Inc. General Contractor, Ilcor Homes, Inc.	Phone (512) 476-7568 (512) 476-7568	Contact Owner, Emma Garcia	Phone (512) -
---	--	--------------------------------------	-------------------------

Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	82.00	6/18/2010	Building Permit Fee	-82.00	6/18/2010
Driveway Inspection Fee - Tr	-7.50	7/14/2010	Driveway Inspection Fee - PDR	67.50	7/14/2010
Electrical Permit Fee	47.00	6/21/2010	Electrical Permit Fee	-47.00	6/21/2010
Excavation/Concrete Permit F	-35.00	7/14/2010	Initial Residential Review Fee	100.00	6/18/2010
Mechanical Permit Fee	41.00	7/6/2010	Mechanical Permit Fee	-41.00	7/6/2010
Plumbing Permit Fee	-41.00	7/2/2010	Sidewalk Inspection Fee - Tran	7.50	7/14/2010
Sidewalk Inspection Fee - PD	67.50	7/14/2010	Sidewalk Inspection Fee - PDR	-67.50	7/14/2010
Fees Total:	0.00				

Inspection Requirements	
Building Inspection	Driveway Inspection
Plumbing Inspection	Sewer Tap Inspection
	Electric Inspection
	Sidewalks Inspection
	Mechanical Inspection
	Smart Housing

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments EROSION/SEDIMENTATION CONTROLS REQUIRED FOR ALL CONSTRUCTION. NOTHING MAY BE BUILT WITHIN OR EXTEND OVER ANY DRAINAGE EASEMENT. SIDEWALKS REQ'D, BUILT TO CITY OF AUSTIN STANDARDS. DRIVEWAY REQ'D, AT LEAST TWO (2) OFF-STREET PARKING SPACES REQUIRED. SETBACKS WILL BE IN ACCORD WITH APPLICABLE CITY OF AUSTIN STANDARDS.
Smart Housing Fees Waived Per Council Resolution 000420-76
Residential Zoning Review
Date 06/02/2010
Reviewer Keith A Batcher

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

PERMIT NO: 2010-047773-BP

7000 BENNETT AVE

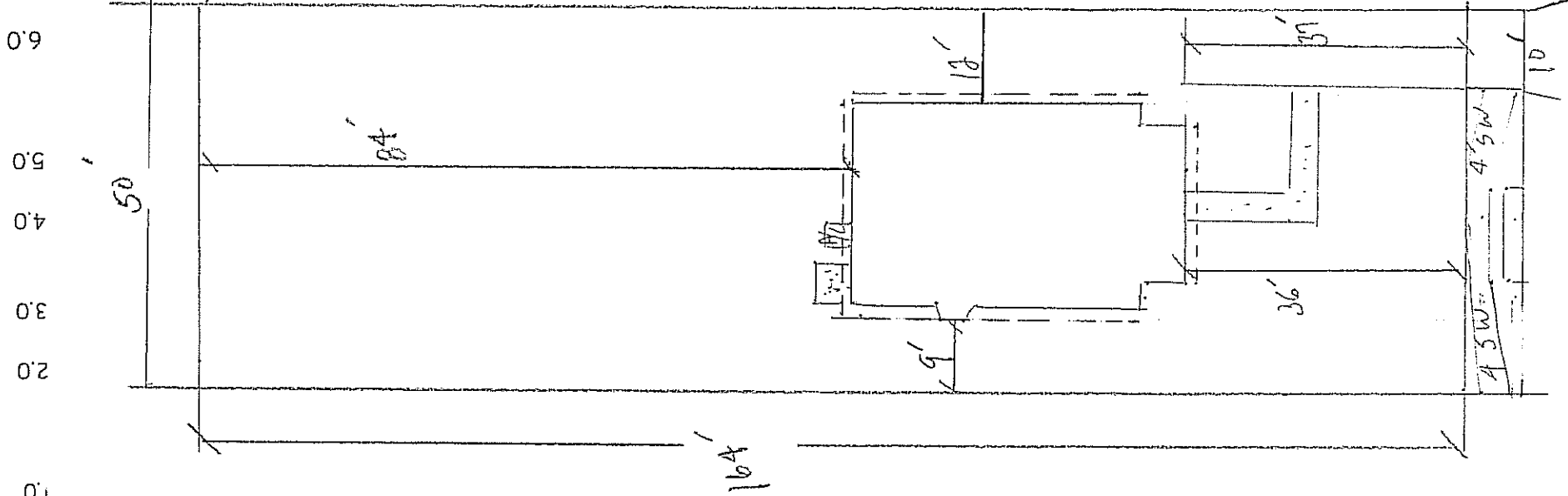
Type: RESIDENTIAL Status: Active

Issue Date: 06/18/2010 EXPIRY DATE: 02/01/2011

LEGAL DESCRIPTION		SITE APPROVAL		ZONING SF-3			
PROPOSED OCCUPANCY:		WORK PERMITTED: New		ISSUED BY: Gabriel Guerrero Jr			
New 1-story single-family residence, covered porch. **RESOLUTION #20071129-100 WAIVES FEES FOR THIS SMART HOUSING PROJECT** **100% Waived for Smart Housing**							
TOTAL SQFT New/Addn: 992	VALUATION Tot Job Val: \$95,000.00	TYPE CONST.	USE CAT. 101	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
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Type	Date	Status	Comments	Inspector
101 Building Layout	7/8/2010	Pass		Carl Winn
102 Foundation	8/3/2010	Pass		Carl Winn
103 Framing	8/3/2010	Pass		Carl Winn
104 Insulation	8/5/2010	Pass		Mark Hill
105 Wallboard		Open		Carl Winn
109 TCO Occupancy		Open		Carl Winn
111 Energy Final		Open		Carl Winn
112 Final Building		Open		Carl Winn
114 Continuance of work		Open		Carl Winn
Deficiencies		Open		Carl Winn

SITE PLAN
 7000 Bennett Avenue
 Lot 1 Blk 8
 Plan 1014A
 Scale 1" = 20'



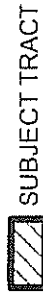
CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guernsey

Planning and Development Review Department
 By *H. Gatch* Date *6-2-10*

The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

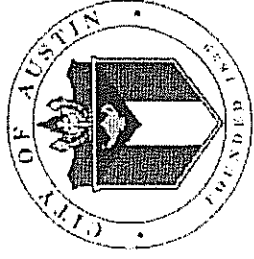
AE APPROVED
 MAR 25 2010
 RLS 84-13



SUBJECT TRACT
ZONING BOUNDARY

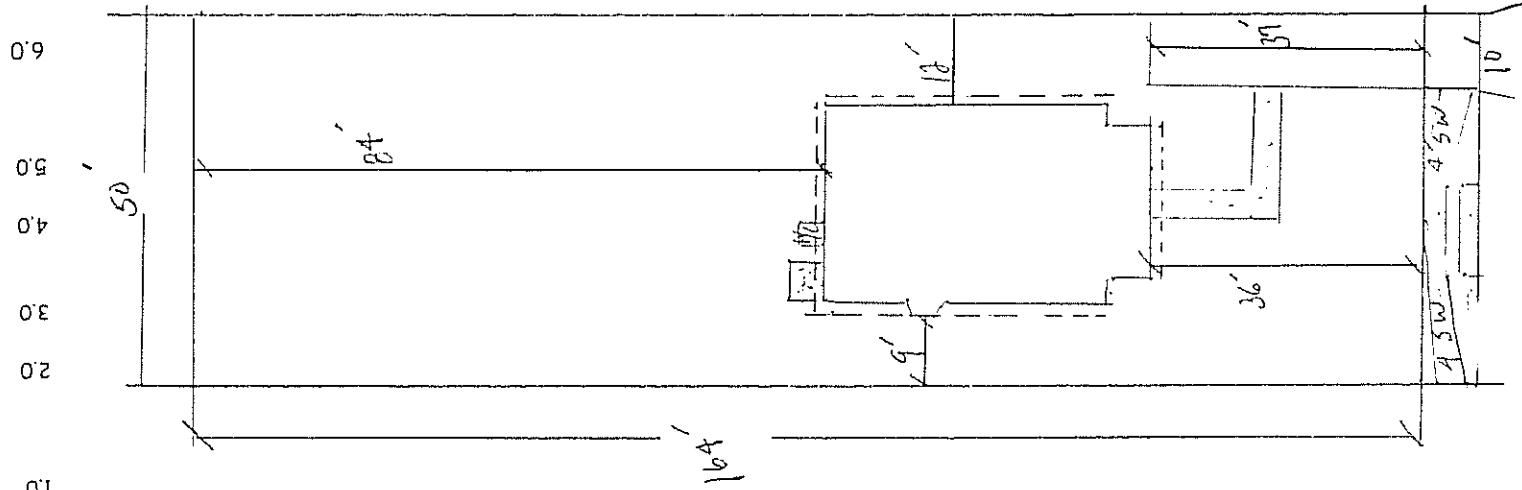
BOARD OF ADJUSTMENTS

CASE#: C15-2010-0095
LOCATION: 7000 BENNETT AVE
GRID: L27
MANAGER: SUSAN WALKER



Visitability Requirements

- 1.0 An accessible entrance door width of 32" net clearance opening along an accessible route that is served by a no-step entrance will be provided.
- 2.0 Interior doorways on the first floor must have a minimum net clearance of 30".
- 3.0 Lever handle hardware must be installed on all interior doors, unless room is less than 15 square feet in floor area.
- 4.0 Hallways are to be at least 36" wide through out house.
- 5.0 Bathroom walls must be reinforced with wood blocking that is at least 2"x6" nominal dimension and must be centered at 34" above finished floor.
- 6.0 All electrical outlets must be located at 15" above finished floor, light switches, thermostats and all other electrical devices and control panels must be located at 48" above finished floor.



SITE PLAN
 7000 Bennett Avenue
 Lot 1 Blk 8
 Plan 1014A
 Scale 1" = 20'

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
 MAR 25 2010
 RLS 84-13

SCALE 1" = 30'



LOT 2, BLOCK A
RESUB OF LOT 1
CENTRAL FREIGHT LINES INC.
AUSTIN TERMINAL

LOT 1
BLOCK 8

(S 60° 00' 12" E, 164.06'
S 60° 00' 12" E, 164.06'

WOOD SHED
ON GROUND

CONCRETE
PATIO
SINGLE STORY
FRAME
RESIDENCE

LOT 2, BLOCK A
RESUB OF LOT 1
CENTRAL FREIGHT LINES INC.
AUSTIN TERMINAL

BENNETT AVENUE
(S 30° 00' 00" W, 50.00'
(S 30° 00' 00" W, 50.00'

LEGEND

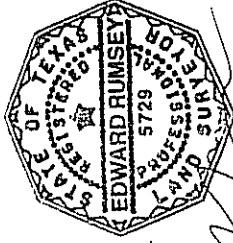
- 1/2" IRON PIPE FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- CHAIN LINK FENCE
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINES
- WATER METER
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY

RESTRICTIONS:
SUBJECT TO RESTRICTIONS AS PER
PLAT IN VOL. 4, PG. 71.
SUBJECT TO ANY AND ALL
EASEMENTS, BUILDING LINES, AND
CONDITIONS, COVENANTS, AND
RESTRICTIONS AS PER PLAT IN VOL. 4,
PG. 71.

SUBDIVISION: ST. JOHN'S COLLEGE ADDITION

LOT: 1 BLOCK: 8 VOLUME 4 PAGE 71 PLAT RECORDS
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 7000 BENNETT AVENUE
CITY: AUSTIN REFERENCE NAME EMMA GARCIA

SIGNED BY:



ALLSTAR
Land
urveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO
FIRST AMERICAN TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY
DESCRIBED AND ACCORDING TO THE INSTRUMENTS AND RECORDS OF PUBLIC RECORDS
EXCEPT AS SHOWN HEREON, AND CERTIFY ONLY TO THE LEGAL DESCRIPTION AND
EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD AND HAS A ZONE "X"
RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
FLOOD MAP NO. 48535C0455H
DATE: 09/26/2008
THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONLY AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL FLOOD
ADMINISTRATOR FOR THE CURRENT STATUS
OF THIS TRACT.

TITLE CO	FIRST AMERICAN TITLE COMPANY
G.F. NO.	131518-AJH
JOB NO.	A1106109
FILED BY	ADAM MARTINEZ 11/13/2009
CALC. BY	EDWARD RUMSEY 11/13/2009
DRAWN BY	DAMIAN SMITH 11/17/2009
CHECKED BY	DAMIAN SMITH 11/17/2009
RPLS CHECK	EDWARD RUMSEY 11/17/2009