

B1-1

CITY OF AUSTIN
ROW # 10605591

CASE # 2011-052048R

TCAD # 0212120622

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2205 Curtis Avenue

LEGAL DESCRIPTION: Subdivision - Resub of Lots 7 & 8, Blk 3, Austin Heights

Lot(s) 2 Block 3 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I, Jim Bennett on behalf of myself/ourselves as authorized agent for

Ron Horne affirm that on 6/14 / 2011

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
____ Maximum Linear feet of Gables protruding from setback plane
____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

____ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

To erect A Duplex Residential Building
Providing A F.A.R. of 0.5 (3504 sq ft)

in a SF-3NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

CITY OF AUSTIN
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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The Residential units are being designed for larger families with children which requires a greater floor space to accommodate the family.

REQUEST:

2. The request for the modification is unique to the property in that:

The location of the units are sensitive to the locations of the trees. The units are designed to protect and Retain as many trees as possible.

AREA CHARACTER:

3. The modification 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 compatibility Standards are designed to protect neighborhoods & Properties in the Area. The Rosewood Neighborhood Contact team as well as adjoining neighbors support this request.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

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

Mailing Address 11505 Ridge Dr
City, State Austin TX Zip 78748
Phone 282-3079 Printed Name Jim Bennett
Signature Jim Bennett Date 6/14/11

OWNER'S CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2800 E. 22nd St
City, State AUSTIN TX Zip 78722
Phone (512) 474-2065 Printed Name DAWIEL HORNE
Signature Daniel Horne Date 6/14/11

ALLEY (20' R.O.W.) (RECORD: 100.00')
ASPHALT N 81°15'00" E 99.09'



- TREE TABLE

#	(INCHES)	TYPE
5	10"	PECAN
7	15"	PECAN
8	12"	PECAN
9	30"	LEGUSTRUM (CLUSTER)
10	25"	CEDAR
11	11"	CEDAR
12	4"	CEDAR
13	6"	CEDAR
14	4"	CEDAR
15	14"	CEDAR
16	12"	CEDAR
17	4"	CEDAR
18	5"	CEDAR
344	16"	CHINABERRY
345	12"	LEGUSTRUM (CLUSTER)
346	15"	CEDAR
347	3"	PECAN
348	4"	PECAN
349	7"	PECAN
350	5"-4"	PECAN (RATED)
351	4"	CEDAR
352	4"	OAK
353	15"	OAK
354	31"	OAK
355	5"	OAK
356	13"	OAK
357	13"	CEDAR
1159	5"-3"	OAK (RATED)
1160	4"	PECAN
1161	6"	PECAN
1162	13"	OAK
1163	8"	PECAN
1164	3"	PECAN
1165	9"	CEDAR
1166	6"	CEDAR
1167	6"	CEDAR
1168	14"	CEDAR
1169	5"	CEDAR
1170	7"	CEDAR
1171	5"-4"	CEDAR (RATED)
1172	9"	CEDAR
1173	5"	OAK
1174	14"	CEDAR
1175	6"	CEDAR
1176	4"-3"	CEDAR (RATED)

EAST 22ND STREET (RECORD: 100.00') (50' R.O.W.)

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BP Number 2011-05204 8R
Building Permit No. _____
Plat No. _____ Date 6-11-11
Reviewer Victor Villarreal

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

PRIMARY PROJECT DATA

Service Address 2205 Curms Ave, Austin TX Tax Parcel No. 0212120622
Legal Description
Lot 2 Block 3 Subdivision Resubdivision of lots 7 and 8, Austin Heights Section _____ 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
☒ New Residence _____ Remodel (specify) _____
☒ Duplex _____
Garage _____ attached _____ detached _____ Addition (specify) _____
Carport _____ attached _____ detached _____
Pool _____ Other (specify) _____
Zoning (e.g. SF-1, SF-2...) SF-3
- Height of Principal building 28.1 ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
- Does this site currently have water and wastewater availability? Yes ☒ 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 _____ 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 _____ No ☒ If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? Yes _____ No ☒
Does this site front a paved street? ☒ Yes _____ No A paved alley? Yes _____ No ☒
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes _____ No

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7008 sq.ft.
Job Valuation - Principal Building \$ 300.000
(Labor and materials)
Job Valuation - Other Structure(s) \$ 30.000
(Labor and materials)
TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 330.000
(Labor and materials)

PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>R. L. Horne Trust</u>	Telephone (h) _____ (w) _____
BUILDER	Company Name <u>Pencco Trucking Inc.</u>	Telephone <u>979 877 8804</u>
	Contact/Applicant's Name <u>Daniel Horne</u>	Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Daniel Horne</u>	Telephone _____
	Address <u>2800 E-22nd Str.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78722</u>

If you would like to be notified when your application is approved, please select the method:

_____ telephone ☒ e-mail: daniel.horne@utexas.edu

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

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**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 than 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 [Signature] DATE 6.24.11

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

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

- ☒ (A) ✓ - Demo for 2500 Conting. Mgmt
- ☒ (T) ✓ - Re Applied for: Approval
- ☒ (G) ✓ - Driveway @ fly line
- Unsub. Area Det. in Subdiv. Plan
- Time Permit
- Significant McCaskey Review

Service Address _____
Applicant's Signature [Signature] Date 6/24/11

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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) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	sq.ft.	1711 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	1783 sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport	sq.ft.	sq.ft.
___ attached	sq.ft.	sq.ft.
___ detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	sq.ft.	275 sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify _____		

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 3769 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

max
2803.2
1986.5 sq.ft.
28.4 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in 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)	1986.5	sq.ft.
b. Driveway area on private property	580	sq.ft.
c. Sidewalk / walkways on private property	192	sq.ft.
d. Uncovered patios	0	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	114	sq.ft.
f. Air conditioner pads	32	sq.ft.
g. Concrete decks	0	sq.ft.
h. Other (specify) <u>walls, landscape</u>	64	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) _____ sq.ft. 2969 sq.ft.
42.4 % of lot

max
3153.6

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION**

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TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2205 CURTIS AVE. AUSTIN TX 78722

Applicant's Signature [Signature] Date 6.24.11

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

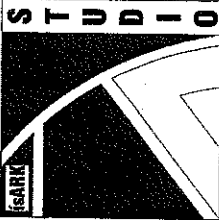
	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft.	1711 sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	sq.ft.	1711 sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	1783 sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL (add d and e above)	sq.ft.	1783 sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft.	sq.ft.
VII. TOTAL	sq.ft.	sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	3494 sq. ft.
GROSS AREA OF LOT	7008 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	49.9 sq. ft.

2590 Maximum Waiver Request 700.8

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.



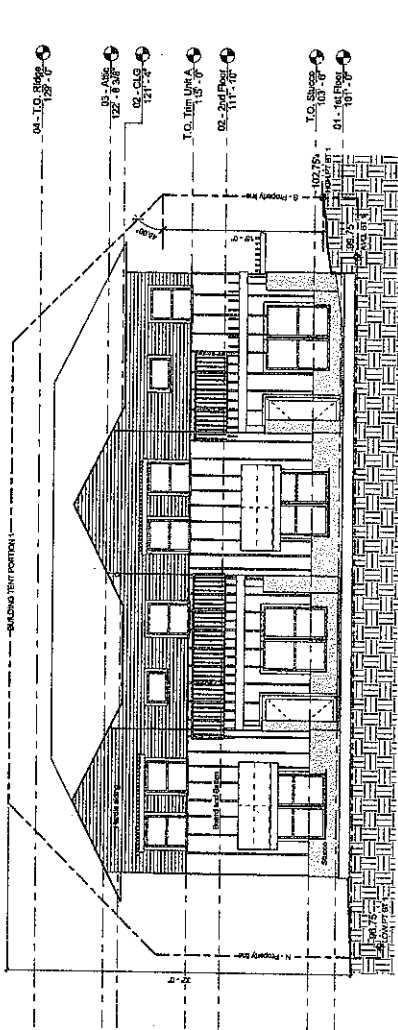
R. L. Home Trust
2205 Curtis Ave, Austin TX, 78722

Elevations

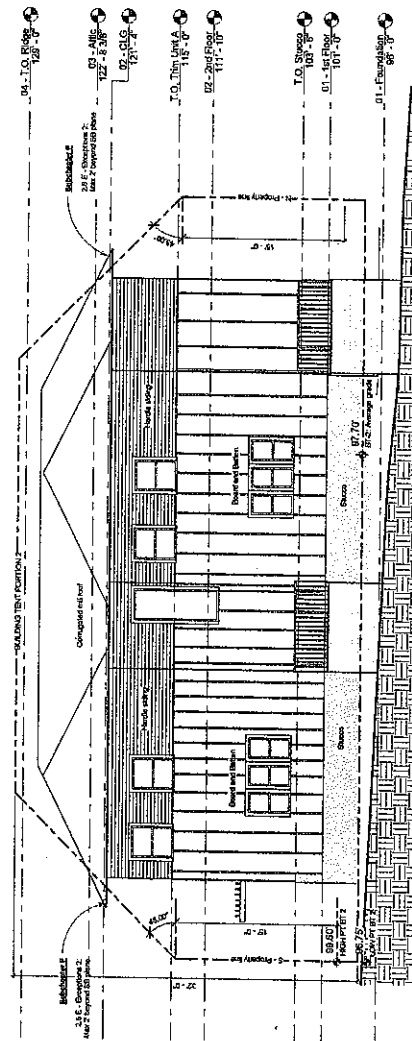
Drawn by	08.24.2011
Checked by	CS
Scale	1/8" = 1'-0"

P3

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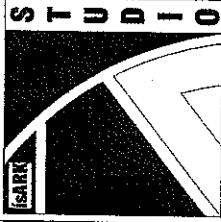
1/8" = 1'-0"



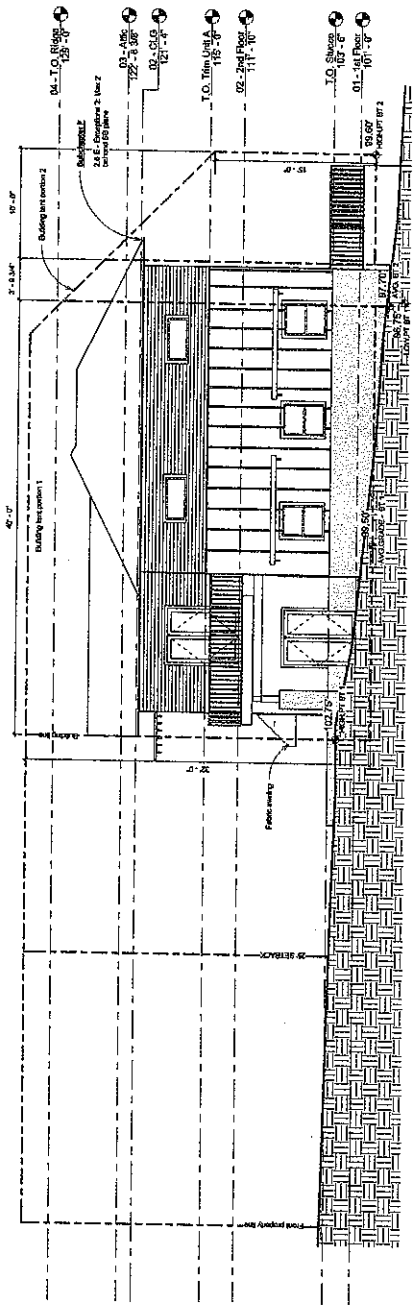
1/8" = 1'-0"

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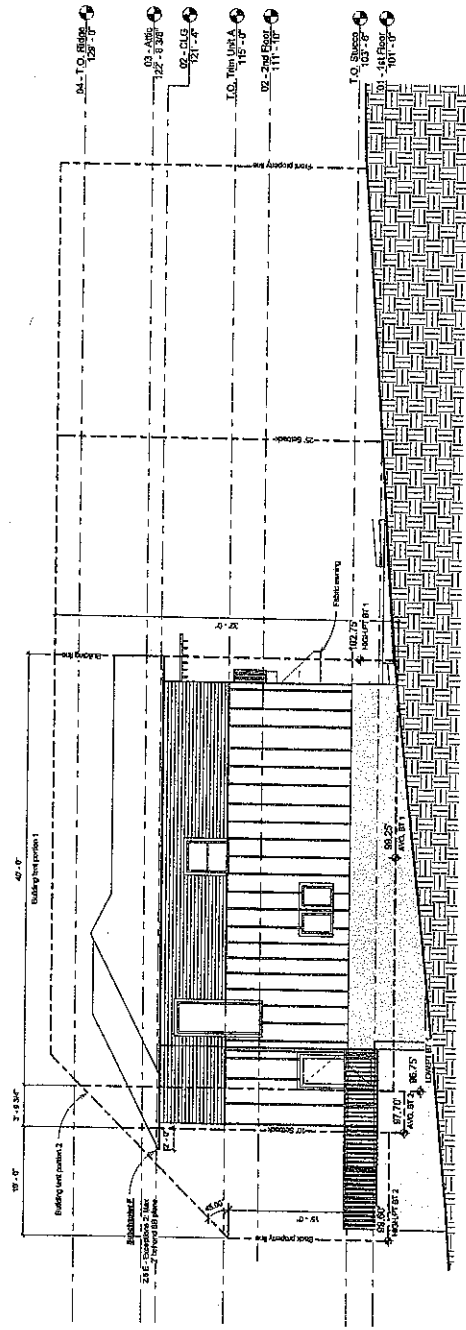
R. L. Home Trust
2205 Curtis Ave, Austin TX, 78722



B1-11

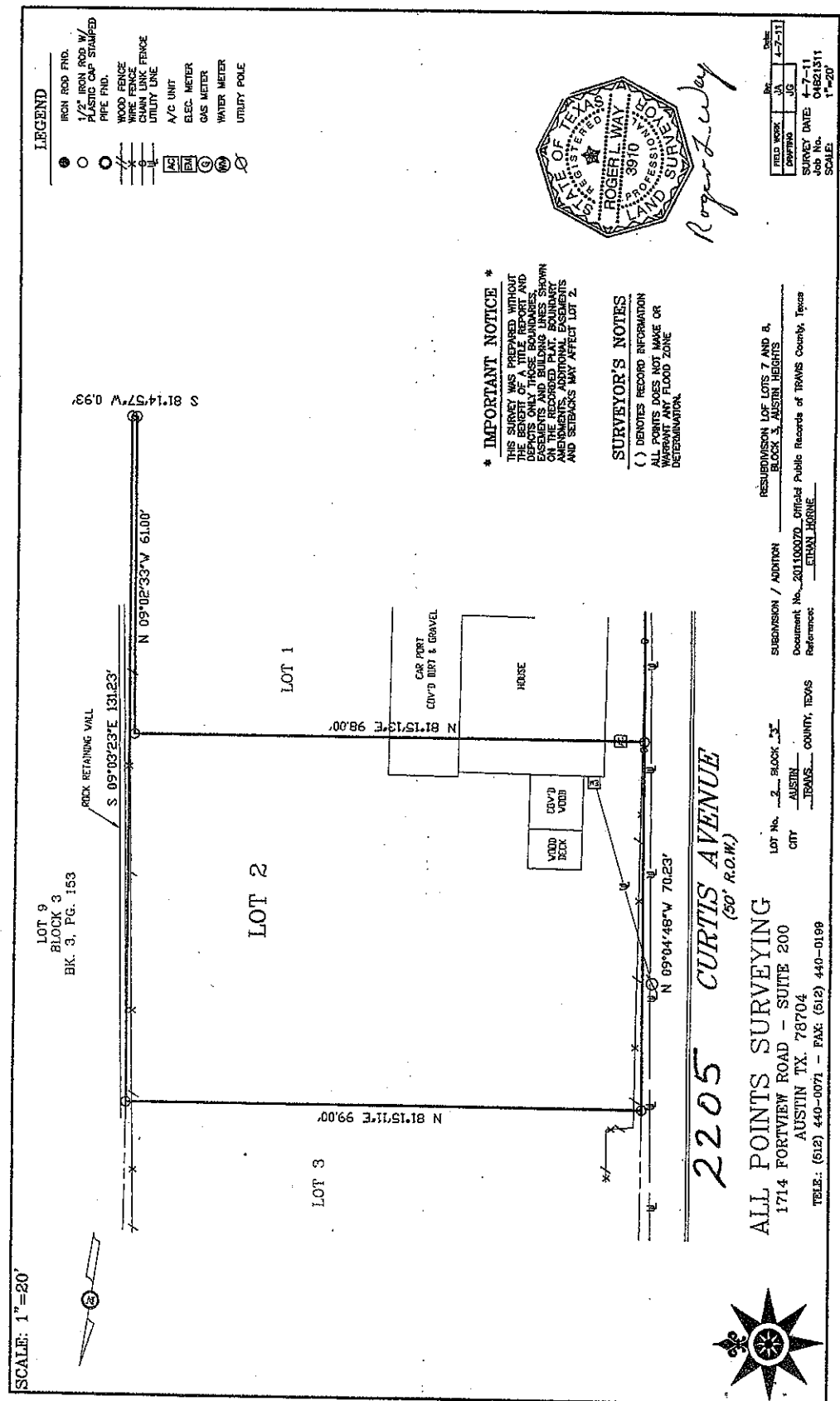


③ South elevation
3/16" = 1/4"



② $\frac{\text{North elevation}}{3'15" \approx 1'-0"}$

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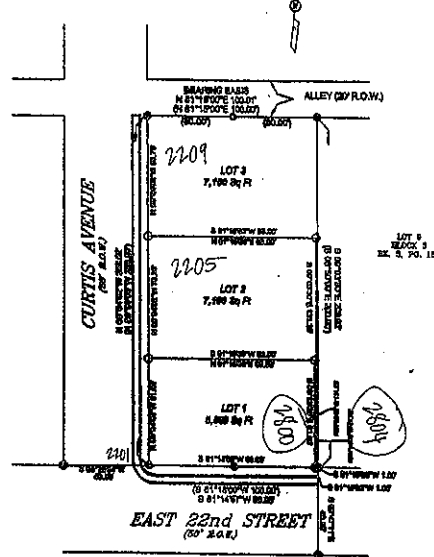
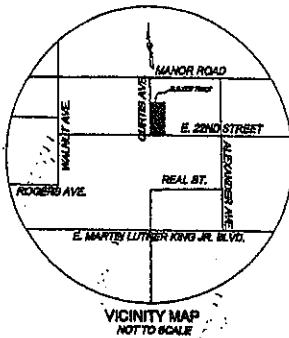


2011 000 70

B1-13

RESUBDIVISION OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS

SCALE: 1"=50'



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS THAT RON HORNE, OWNER OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS, A SUBDIVISION OF RECORD IN PLAT BOOK 3, PAGE 153, OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2009183332, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC INTEREST AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOTS TO BE KNOWN AS RESUBDIVISION OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT VACATED OR RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS 21st DAY OF March, 2011, A.D.

R. Horne
RON HORNE
P.O. BOX 800
SAN FELIX, TX 78737

STATE OF TEXAS:
COUNTY OF TRAVIS: Austin

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *R. Horne*, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF March, 2011.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 21st DAY OF March, 2011, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 22nd DAY OF March, 2011, A.D.

G. Guernsey
GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 22nd DAY OF March, 2011.

D. Sullivan
DAVE SULLIVAN, CHAIRPERSON
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUMOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF April, 2011 A.D. AT 10:52 O'CLOCK A.M. AND DULY RECORDED ON THE 19th DAY OF April, 2011 A.D. AT 10:52 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STAFF IN DOCUMENT # 201100070, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 19th DAY OF April, 2011, A.D.

DANA DEBEAUMOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

D. Bell
DAVID BELL, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO EXERCISE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY:

DAVID BELL
ALL POINTS SURVEYING
611 SOUTH CONGRESS AVE.
AUSTIN, TEXAS 78704
(512)440-0071

DAVID BELL, RPLS # 3994

01-14-11
DATE

FLOOD PLAIN NOTES:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #44530405H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2006.

ENGINEERED BY:
GENESS I ENGINEERING COMPANY
2005 JONES ROAD, STE. E
AUSTIN, TEXAS 78745

G. A. Gonzalez Jr.
GEORGE A. GONZALEZ JR., P.E.

NOTES:

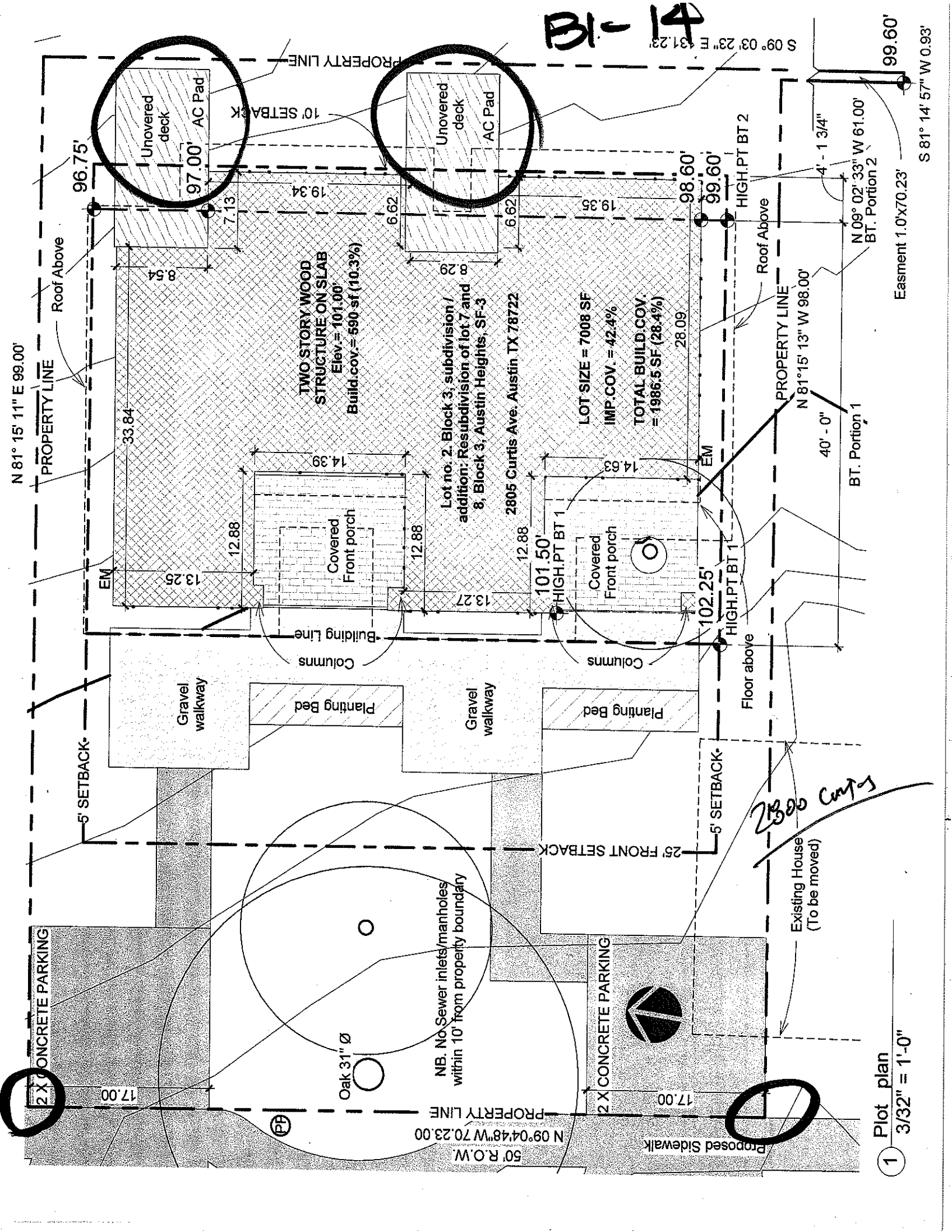
- 1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, AUSTIN HEIGHTS RECORDED IN BOOK 3, PAGE 153, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS PLAT.
- 2) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 3) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 4) THE OWNERS/DEVELOPERS OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 5) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- 6) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 25, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 7) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 8) THE OWNERS OF THIS SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNERS UNDERSTAND AND ACKNOWLEDGE THAT PLAT VACATION OR REPLACING MAY BE CODES AND REQUIREMENTS.
- 9) THIS SUBDIVISION IS LOCATED IN THE BOODY CREEK WATERSHED, IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-6 OF THE LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF CHAPTER 25-5-394, LAND DEVELOPMENT CODE.
- 10) ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
- 11) ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- 12) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER A DEVELOPMENT PERMIT.
- 13) FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 14) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT AND MAINTAIN INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
- 15) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THIS PLAT: 22ND STREET AND CURTIS AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILING TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (LDC, 25-6-381)
- 17) DEVELOPMENT ACTIVITY FOR A SINGLE FAMILY OR DUPLEX USE FOR LOTS 1, 2 AND 3 IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL, 1.2.2.0, OR E IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL SECTION 1.2.2.0. AND ENGINEERS CERTIFICATION DATED JUNE 6, 2010.
- 18) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- 19) A TEE FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS ADJACENT TO ALL STREET R.O.W.
- 20) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

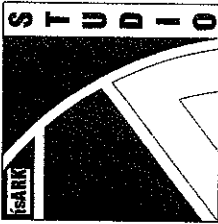


ALL POINTS SURVEYING
1714 FORTYFIVE DRIVE - SUITE 200
AUSTIN TX 78746
TEL: (512) 440-0071 - FAX: (512) 440-0199



SHEET 1 OF 1
Reference: 1886200.dwg
Case #: 08-2010-0040.0A





2205 Curtis Ave, Austin TX, 78722

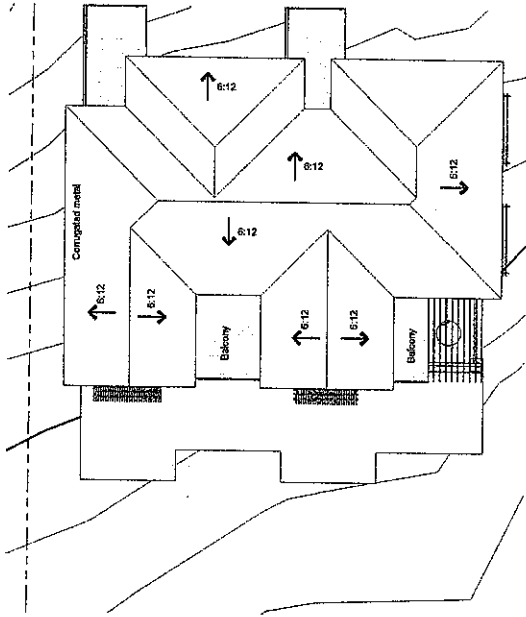
R. L. Home Trust

B1-15

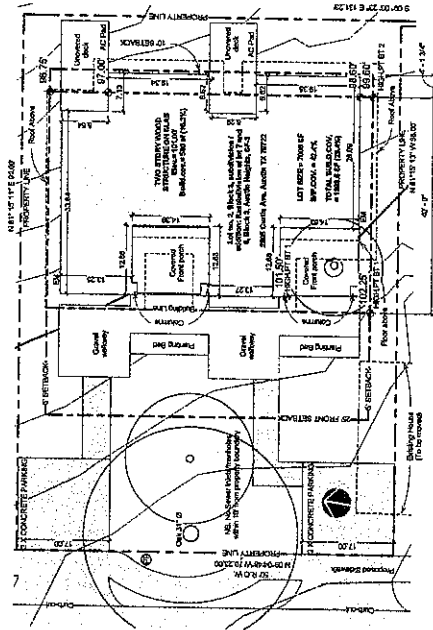
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Drawn by	SJS
Checked by	SJS
Scale	As indicated

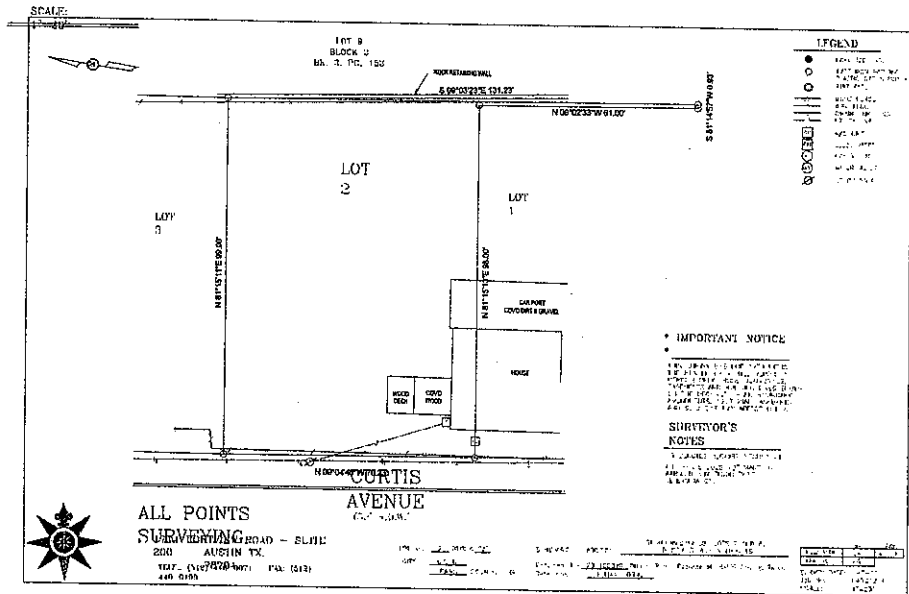
P1



Roof Plan
1/8" = 1'-0"



Site Plan
1/8" = 1'-0"



ALL POINTS
SURVEYING
200 AUSTIN TX
TEL: (512) 440-0000 FAX: (512) 440-0000

AVENUE

IMPORTANT NOTICE

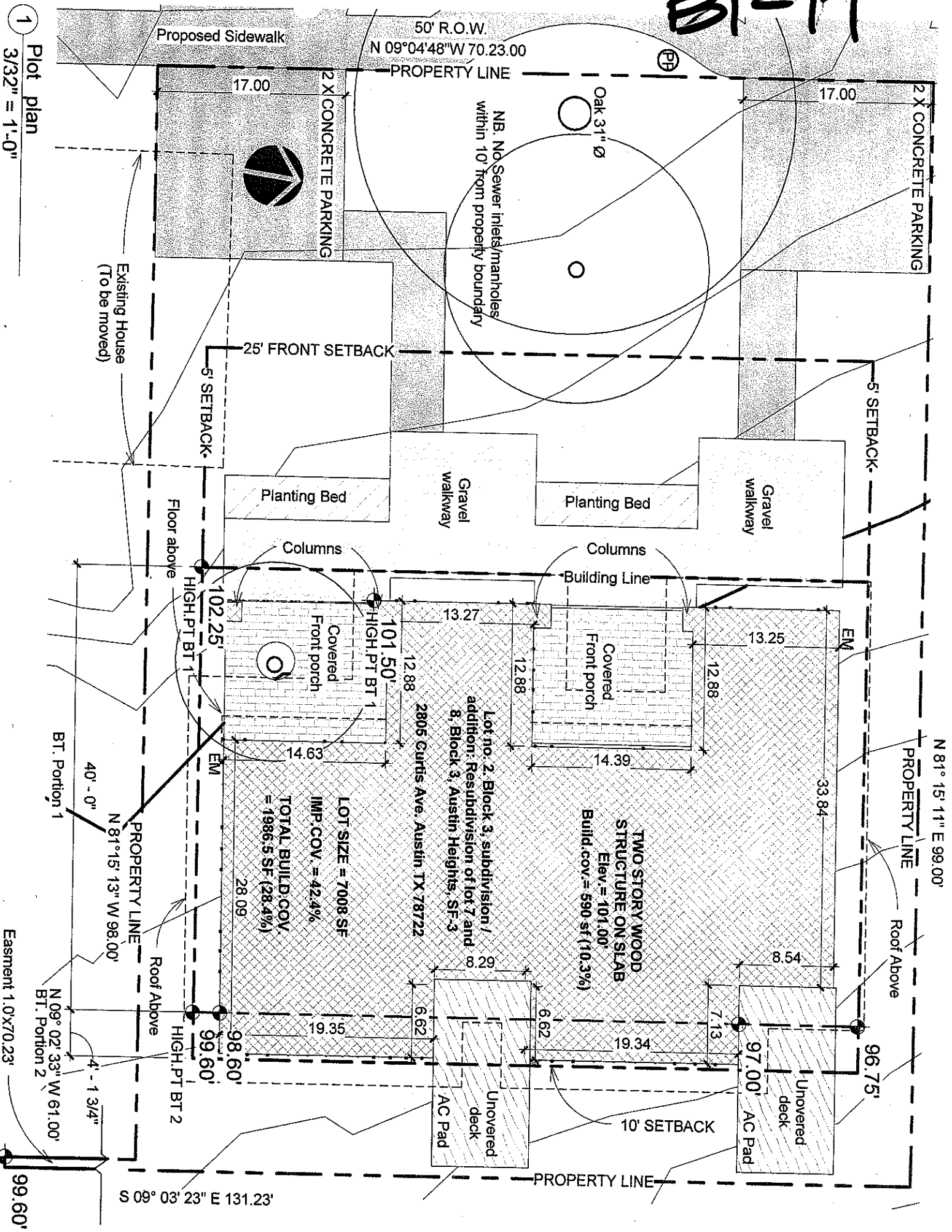
SURVEYOR'S
NOTES

NO.	DESCRIPTION	AMOUNT	DATE
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3	LOT 3	1.00	08/24/2011
4	LOT 4	1.00	08/24/2011
5	LOT 5	1.00	08/24/2011
6	LOT 6	1.00	08/24/2011
7	LOT 7	1.00	08/24/2011
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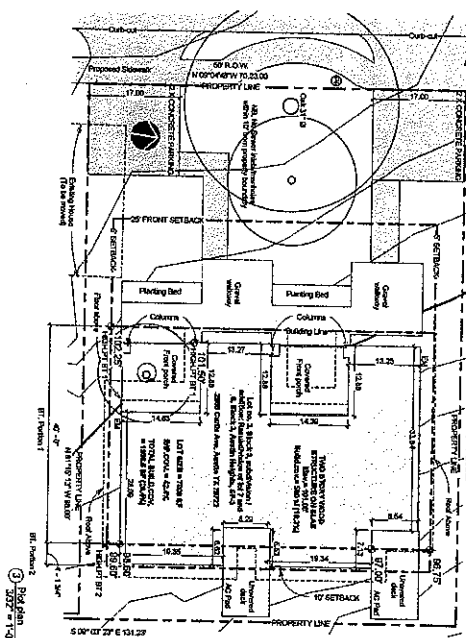
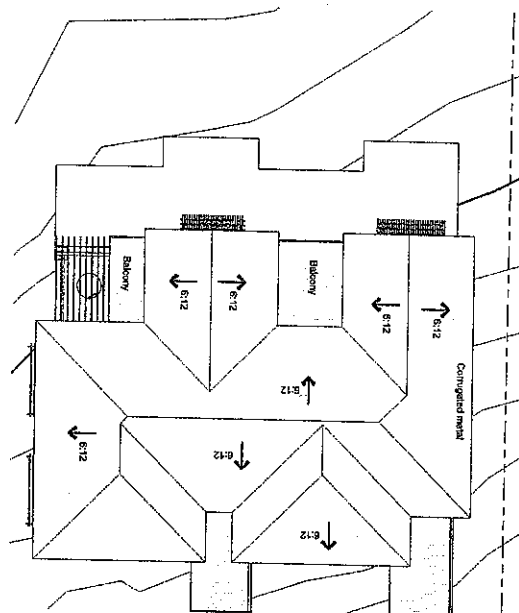
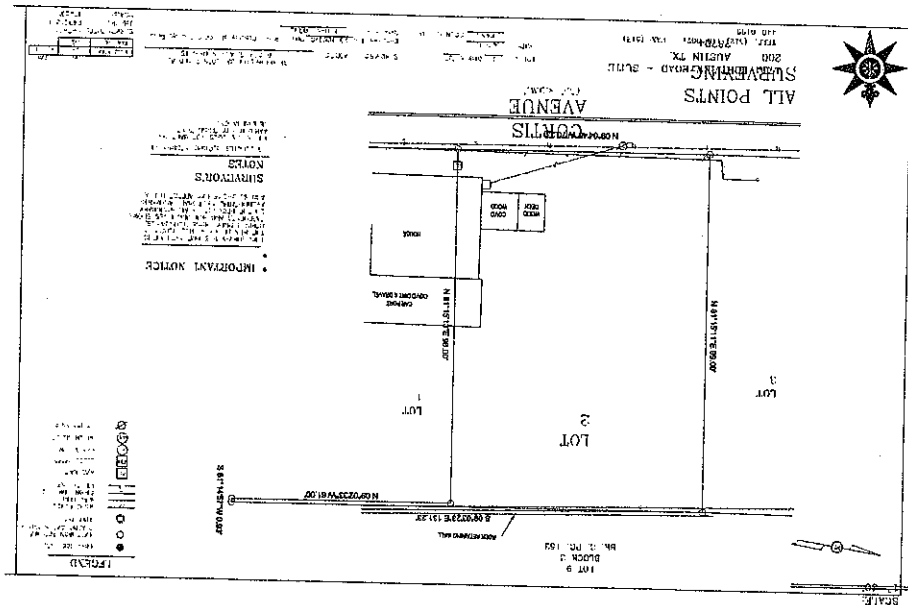
B1-17

1 Plot plan
3/32" = 1'-0"



[illegible]

FLOOR AREA AND FINISH INFORMATION		FINISH	UNIT	QTY	UNIT PRICE	TOTAL
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2	2. FLOOR AREA	CONCRETE	SQ. YD.	1	114.0000	114.0000
3	3. FLOOR AREA	CONCRETE	SQ. YD.	1	114.0000	114.0000
4	4. FLOOR AREA	CONCRETE	SQ. YD.	1	114.0000	114.0000
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7	7. FLOOR AREA	CONCRETE	SQ. YD.	1	114.0000	114.0000
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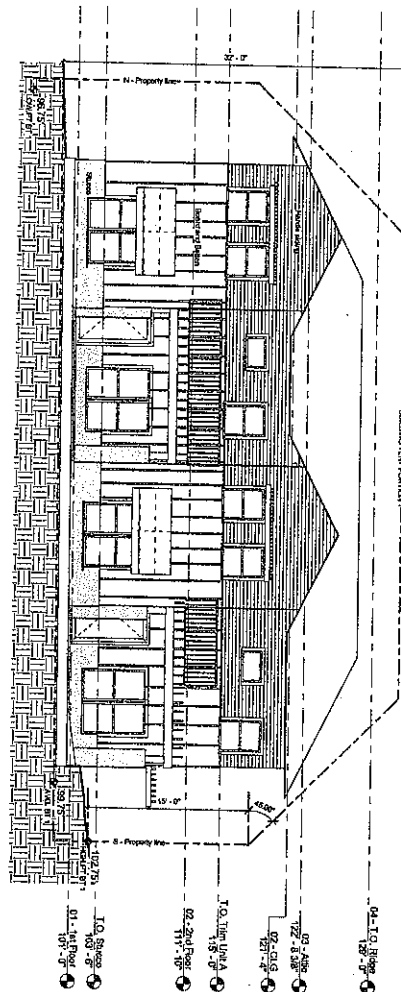
2205 Curtis Ave, Austin TX, 78722



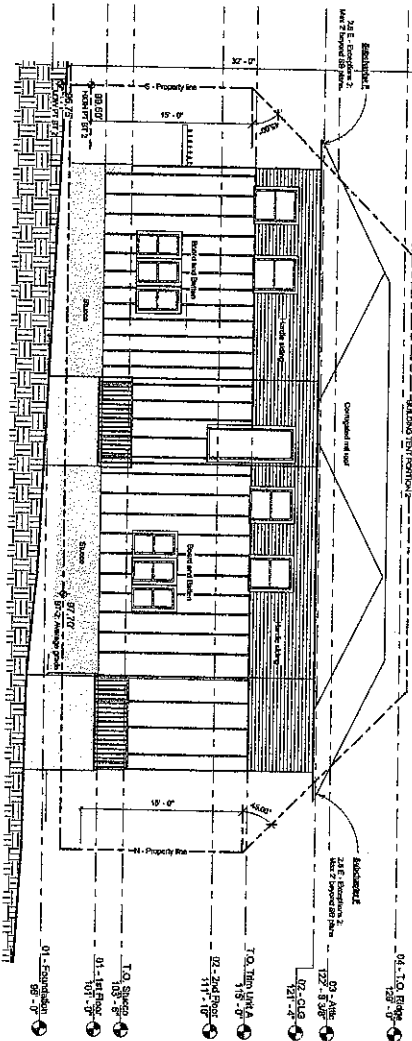
Info

P1

As indicated



④ West elevation
315 = 1.0



① East direction
 $315^\circ = 1.5\pi$

[illegible]

Elevations

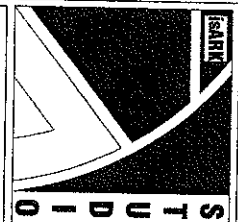
Date	08.24.2011
Designed by	SFE
Checked by	SFE

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Scm

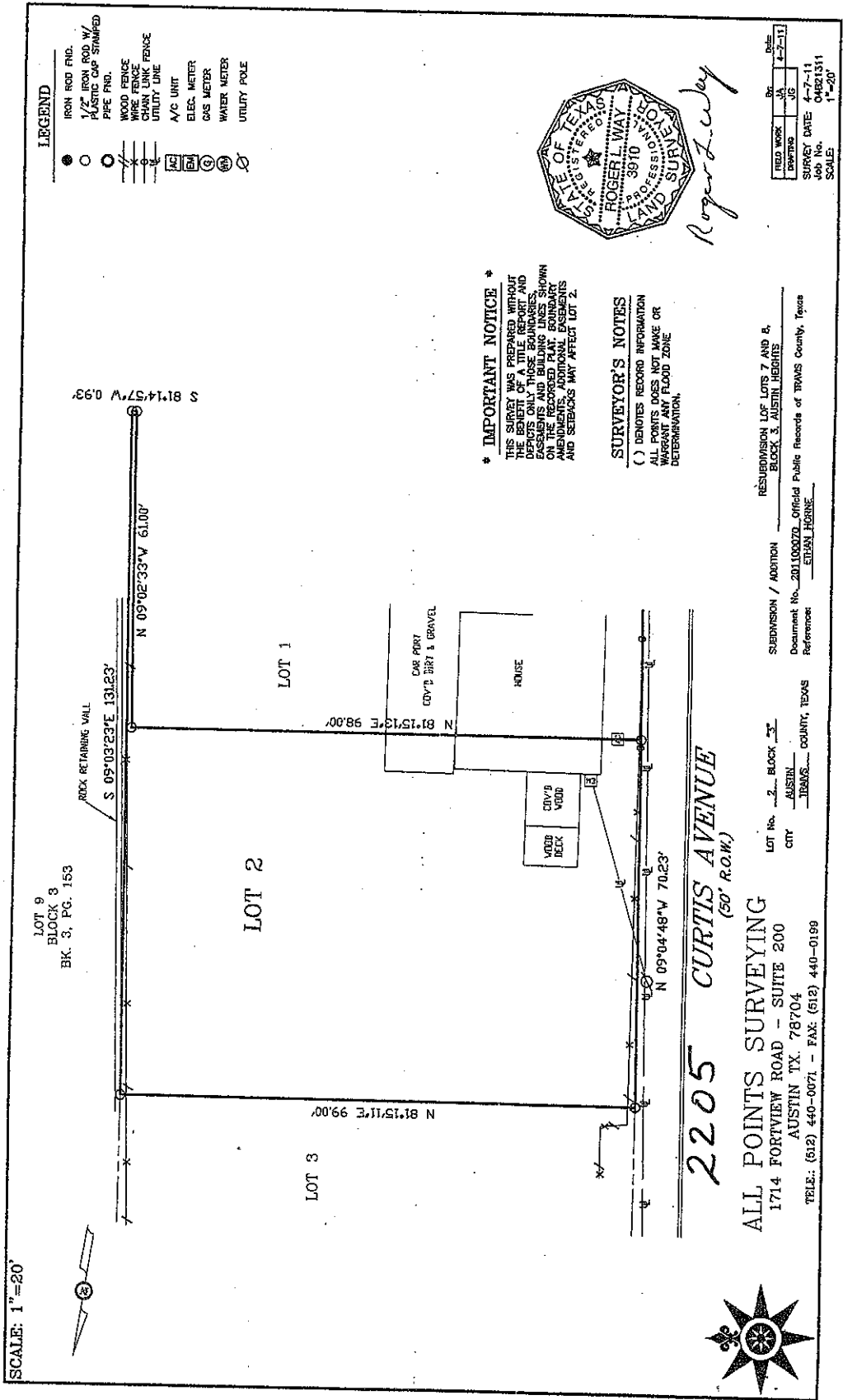
R. L. Horne Trust

2205 Curtis Ave, Austin TX, 78722



6/24/2019 7:44:45 AM

B1-22



B1-23

The Rosewood Neighborhood Contact Team
1000 Glen Oaks Court, Austin, TX 78702
(512) 477-2352

May 7, 2011

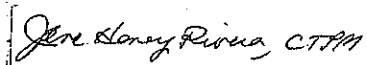
Board of Adjustment
City of Austin Planning Commission, et.al.
P.O. Box 1088
Austin, TX 78701

To Whom It May Concern:

As you may already know, the Rosewood Neighborhood Contact Team voted to support the development plans of the Horne family for their three lots facing Curtis at the Southeastern corner of Curtis and 22nd Street. As a neighborhood based organization, one of our biggest concerns is the appropriate and sustainable development of all properties within our boundaries. As we anticipate the improvements planned by the Horne Family, we support the increase from 0.4 to 0.5 FAR for the three lots. We endorse and support their plan to enhance the quality of life for larger families, as most of the newer housing being proposed for our area is large enough only for singles or couples.

Thank you for your consideration of this matter.

Sincerely,

 Jane Rivera, CTAM

Jane Rivera, Chair



B1-24



Map data ©2010 Google

- 8/10/2010 4:41 PM

BI-25



To Be Demol



B1-26



B1-27

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Edit](#) [Print](#) [Send](#) [Link](#)



[Bulk Spices and Seasoning](#) - www.bulkfoods.com/Spices.htm - Wholesale Fresh Ground Spices Natural Seasoning Blends

Sponsored Link < >

A. Texas Spice Co
2800 East 22nd Street, Austin, TX -
(512) 444-2223
1 review

[Report a problem](#)

B1-20

Number	Street	Lot size	Lot sf	Total building FAR	
2715 Manor RD		0.2312	10071.07	1320	0.131
2717 Manor RD		0.2301	10023.16	888	0.089
2204 curtis		0.2318	10097.21	784	0.078
2803 Manor RD		0.5615	24458.94	9600	0.392
2805 Manor RD		0.5817	25338.85	6000	0.237
2712 E-22 nd		0.3300	14374.8	876	0.061
2714 E-22 nd		0.2284	9949.1	1150	0.116
2715 E-22 nd		0.2829	12323.12	1320	0.107
2716 E-22 nd		0.2307	10049.29	1966	0.196
2717 E-22 nd		0.2805	12218.58	1092	0.089
2718 E-22 nd		0.2286	9957.82	2844	0.286
2719 E-22 nd		0.2795	12175.02	1866	0.153
2721 E-22 nd		0.2797	12183.73	960	0.079
2801 E-22 nd		0.2804	12214.22	720	0.059
2803 E-22 nd		0.2774	12083.54	1356	0.112
2804 E-22 nd		0.2273	9901.19	1016	0.103
2805 E-22 nd		0.2712	11813.47	2504	0.212
2806 E-22 nd		0.2295	9997.02	832	0.083
2807 E-22 nd		0.2860	12458.16	2810	0.226
2808 E-22 nd		0.2272	9896.83	884	0.089
2809 E-22 nd		0.2600	11325.6	3589	0.317
2810 E-22 nd		0.2290	9975.24	820	0.082
2812 E-22 nd		0.2274	9905.54	1772	0.179

B1-29

Owner's Name RUBINETT FAMILY LIMITED PARTNE

Mailing Address LIMITED PARTNERSHIP
3004 BELMONT CIR
AUSTIN, TX 78703-1411

Location 2805 MANOR RD

Legal E 128.7FT LOT 1 BLK 3 OLT 48 DIV 8 AUSTIN HEIGHTS

Property Details

Deed Date 07011995
Deed Volume 12479
Deed Page 00834
Exemptions
Freeze Exempt
ARB Protest F
Agent Code F
Land Acres 0
Block 0.5817
Tract or Lot 3
Docket No. 1
Abstract Code
Neighborhood Code S00613
61EAS

Value Information

2010 Preliminary
Land Value 126,700.00
Improvement Value 132,272.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 258,972.00
10% Cap Value 0.00
Total Value 258,972.00

Data up to date as of 2010-08-04

AG AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

PLAT MAP

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	258,972.00	258,972.00	258,972.00	258,972.00
01	AUSTIN ISD	1.202000	258,972.00	258,972.00	258,972.00	258,972.00
02	CITY OF AUSTIN	0.420900	258,972.00	258,972.00	258,972.00	258,972.00
03	TRAVIS COUNTY	0.421500	258,972.00	258,972.00	258,972.00	258,972.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	258,972.00	258,972.00	258,972.00	258,972.00
68	AUSTIN COMM COLL DIST	0.094600	258,972.00	258,972.00	258,972.00	258,972.00

Improvement Information

Improvement ID
166287State Category
F1

Description

WAREHOUSE <20000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
166287	192647	1ST	1st Floor	S4	1973	6,000
166287	775892	073	OBS HEAT CEILING	**	1973	100
166287	775893	093	HVAC COMMCL SF	A*	1973	660
166287	775894	501	CANOPY	F*	1973	240
166287	775895	551	PAVED AREA	AP*	1973	11,880
166287	775896	881	COMMCL FINISHOUT	P*	1973	72
166287	775897	881	COMMCL FINISHOUT	P*	1973	660

Total Living Area 6,000

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
201834	LAND	F1	F	0.582	0	0	25,340

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 204218 Ref ID2 Number: 02121206010000

Owner's Name RUBINETT FAMILY LIMITED PARTNE

Property Details

Mailing Address
LIMITED PARTNERSHIP
3004 BELMONT CIR
AUSTIN, TX 78703-1411

Location 2803 MANOR RD 78722

Legal W 122.3FT LOT 1 BLK 3 OLT 48 DIM B AUSTIN HEIGHTS

Deed Date 07/01/1995
Deed Volume 12479
Deed Page 00837Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0Land Acres 0.5615
Block 3
Tract or Lot 1
Docket No.
Abstract Code S00613
Neighborhood Code S0EAS

Value Information

2010 Preliminary

Land Value 122,300.00
Improvement Value 188,639.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 310,939.00
10% Cap Value 0.00
Total Value 310,939.00

Data up to date as of 2010-08-04

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREIGHT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

☐ PLAT MAP☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	310,939.00	310,939.00	310,939.00	310,939.00
01	AUSTIN ISD	1.202000	310,939.00	310,939.00	310,939.00	310,939.00
02	CITY OF AUSTIN	0.420900	310,939.00	310,939.00	310,939.00	310,939.00
03	TRAVIS COUNTY	0.421500	310,939.00	310,939.00	310,939.00	310,939.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	310,939.00	310,939.00	310,939.00	310,939.00
6B	AUSTIN COMM COLL DIST	0.094600	310,939.00	310,939.00	310,939.00	310,939.00

Improvement Information

Improvement ID
166286State Category
F1Description
WAREHOUSE <20000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
166286	192646	1ST	1st Floor	S4	1979	9,600
166286	775885	407	LOADING DOCK	F	1979	144
166286	775886	551	PAVED AREA	A*	1979	10,400
166286	775887	881	COMMCL FINISHOUT	F	1979	72

Total Living Area 9,600

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
201833	LAND	F1	F	0.562	0	0	24,460

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 204232 Ref ID2 Number: 02121206180000

B1-31

Owner's Name **RESENDEZ ANGELINA**

Property Details

Mailing Address 2812 E 22ND ST
AUSTIN, TX 78722-1704
Location 2810 E 22 ST 78722
Legal LOT 12 BLK 3 OLT 48 DIV B AUSTIN HEIGHTS

Deed Date 04012009
Deed Volume
Deed Page
Exemptions
Freeze Exempt
ARB Protest F
Agent Code F
Land Acres 0
Block 0.2290
Tract or Lot 3
Docket No. 12
Abstract Code 2009079118TR
Neighborhood Code S00513
D3000

Value Information

2010 Preliminary

Land Value 75,000.00
Improvement Value 82,314.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 157,314.00
10% Cap Value 0.00
Total Value 157,314.00

Data up to date as of 2010-08-04

☒ AGRICULTURAL (1-D-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREEPORT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM
☐ PRINTER FRIENDLY REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM (TIFF) (PDF)
☐ PLAT MAP ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	157,314.00	157,314.00	157,314.00	157,314.00
01	AUSTIN ISD	1.202000	157,314.00	157,314.00	157,314.00	157,314.00
02	CITY OF AUSTIN	0.420900	157,314.00	157,314.00	157,314.00	157,314.00
03	TRAVIS COUNTY	0.421500	157,314.00	157,314.00	157,314.00	157,314.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	157,314.00	157,314.00	157,314.00	157,314.00
68	AUSTIN COMM COLL DIST	0.094600	157,314.00	157,314.00	157,314.00	157,314.00

Improvement Information

Improvement ID 166300
State Category A1
Description 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
166300	192680	1ST	1st Floor	WA3+	1946	820
166300	775953	011	PORCH OPEN 1ST F	*3+	1946	18
166300	775954	031	GARAGE DET 1ST F	WA3+	1946	432
166300	775955	251	BATHROOM	--	1946	1
166300	4077266	095	HVAC RESIDENTIAL	--	2005	820
Total Living Area						820

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
201847	LAND	A1	T	0.229	0	0	9,973

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 204233 Ref ID2 Number: 02121206190000

Owner's Name **DIB MICHAEL J**

Property Details

Mailing Address 3103 JEANETTE CT
AUSTIN, TX 78745-6756

Location 2808 E 22 ST 78722

Legal LOT 11 BLK 3 OLT 48 DVB B AUSTIN HEIGHTS

Deed Date 03292004
Deed Volume 00000
Deed Page 00000
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.2272
Block 3
Tract or Lot 11
Docket No. 2004058201TR
Abstract Code S00513
Neighborhood Code D3000

Value Information

2010 Preliminary

Land Value 75,000.00
Improvement Value 110,052.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 185,052.00
10% Cap Value 0.00
Total Value 185,052.00

Data up to date as of 2010-08-04

☒ AGRICULTURAL (1-D-1)

☐ APPOINTMENT OF AGENT FORM

☐ FREEPORT EXEMPTION

☐ HOMESTEAD EXEMPTION FORM

☐ PRINTER FRIENDLY REPORT

☐ PROTEST FORM

☐ RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

☐ PLAY MAP

☐ PLAY MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	185,052.00	185,052.00	185,052.00	185,052.00
01	AUSTIN ISD	1.202000	185,052.00	185,052.00	185,052.00	185,052.00
02	CITY OF AUSTIN	0.420900	185,052.00	185,052.00	185,052.00	185,052.00
03	TRAVIS COUNTY	0.421500	185,052.00	185,052.00	185,052.00	185,052.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	185,052.00	185,052.00	185,052.00	185,052.00
68	AUSTIN COMM COLL DIST	0.094600	185,052.00	185,052.00	185,052.00	185,052.00

Improvement Information

Improvement ID
166301

State Category
A1

Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
166301	192861	1ST	1st Floor	VVV4	1946	884
166301	775958	251	BATHROOM	**	1980	1
166301	3319414	085	HVAC RESIDENTIAL	VVV4	2004	684
166301	3319415	011	PORCH OPEN 1ST F	VVV4	2004	24
Total Living Area						884

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
201848	LAND	A1	T	0.227	0	0	9,899

show history

Owner's Name **KALAI DEENA**

Property Details

Mailing Address 2203 E 5TH ST
AUSTIN, TX 78702-4633

Location 2806 E 22 ST 78722

Legal LOT 10 BLK 3 OLT 48 DM 8 AUSTIN HEIGHTS

Deed Date 08272008

Deed Volume

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Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

08272008

F

F

0

0.2295

3

10

2008148719TR

S00513

D3000

Value Information

2010 Preliminary

Land Value 75,000.00
 Improvement Value 67,097.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 142,097.00
 10% Cap Value 0.00
 Total Value 142,097.00

Data up to date as of 2010-08-04

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEDOM EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

PLAT MAP

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	142,097.00	142,097.00	142,097.00	142,097.00
01	AUSTIN ISD	1.202000	142,097.00	142,097.00	142,097.00	142,097.00
02	CITY OF AUSTIN	0.420900	142,097.00	142,097.00	142,097.00	142,097.00
03	TRAVIS COUNTY	0.421500	142,097.00	142,097.00	142,097.00	142,097.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	142,097.00	142,097.00	142,097.00	142,097.00
68	AUSTIN COMM COLL DIST	0.094600	142,097.00	142,097.00	142,097.00	142,097.00

Improvement Information

Improvement ID

166302

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
166302	192662	1ST	1st Floor	WW3	1951	832
166302	775959	011	PORCH OPEN 1ST F	"3	1951	32
166302	775960	031	GARAGE DET 1ST F	WW3	1951	200
166302	775961	251	BATHROOM	**	1951	1
166302	775962	531	OBS FENCE	CAL*	1951	1
Total Living Area						832

Land Information

Land ID

201849

Type Code

LAND

SPTS Code

A1

Homesite

T

Size-Acres

0.230

Front

0

Depth

0

Size-Sqft

9,996

show history |

B1-34

Owner's Name **MARTINEZ GILBERT M**

Property Details

Mailing Address 4125 KACHINA DR
AUSTIN, TX 78735-6012

Location 2809 E 22 ST 78722

Legal LOT 16A BLK 2 AUSTIN HEIGHTS AMENDED PLAT OF LOTS 15&16 BLK 2

Deed Date

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

F

T

2553

0.2600

2

16A

S16004

D3000

Value Information

2010 Preliminary

Land Value	75,000.00
Improvement Value	364,454.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	439,454.00
10% Cap Value	0.00
Total Value	439,454.00

Data up to date as of 2010-08-04

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEDOM EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

PLAT MAP

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	439,454.00	439,454.00	439,454.00	439,454.00
01	AUSTIN ISD	1.202000	439,454.00	439,454.00	439,454.00	439,454.00
02	CITY OF AUSTIN	0.420900	439,454.00	439,454.00	439,454.00	439,454.00
03	TRAVIS COUNTY	0.421500	439,454.00	439,454.00	439,454.00	439,454.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	439,454.00	439,454.00	439,454.00	439,454.00
68	AUSTIN COMM COLL DIST	0.094600	439,454.00	439,454.00	439,454.00	439,454.00

Improvement Information

Improvement ID

727949

801170

State Category

B2

A1

Description

2 FAM DWELLING

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
727949	4186902	1ST	1st Floor	WS4	2006	1,044
727949	4186904	2ND	2nd Floor	WS4	2006	813
727949	4186905	011	PORCH OPEN 1ST F	*4	2006	78
727949	4186906	612	TERRACE UNCOVERD	*4	2006	16
727949	4186908	095	HVAC RESIDENTIAL	**	2006	1,857
801170	4277149	1ST	1st Floor	WW4	2006	956
801170	4277150	2ND	2nd Floor	WW4	2006	776
801170	4277151	011	PORCH OPEN 1ST F	*4	2006	78
801170	4277152	251	BATHROOM	**	2006	4
801170	4277153	095	HVAC RESIDENTIAL	**	2006	1,732

Total Living Area 3,589

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
613810	LAND	A1	T	0.260	0	0	11,326

show history

B1-35

Owner's Name **MARTINEZ GILBERT M**

Property Details

Mailing Address 4125 KACHINA DR
AUSTIN, TX 78735-6012

Location 2807 E 22 ST 78722

Legal LOT 15A BLK 2 AUSTIN HEIGHTS AMENDED PLAT OF LOTS 15&16 BLK 2

Deed Date

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

F

F

0

0.2860

2

15A

S16004

D3000

Value Information

2010 Preliminary

Land Value 75,000.00
 Improvement Value 330,783.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 405,783.00
 10% Cap Value 0.00
 Total Value 405,783.00

Data up to date as of 2010-08-04

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

PLAT MAP

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	405,783.00	405,783.00	405,783.00	405,783.00
01	AUSTIN ISD	1.202000	405,783.00	405,783.00	405,783.00	405,783.00
02	CITY OF AUSTIN	0.420900	405,783.00	405,783.00	405,783.00	405,783.00
03	TRAVIS COUNTY	0.421500	405,783.00	405,783.00	405,783.00	405,783.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	405,783.00	405,783.00	405,783.00	405,783.00
68	AUSTIN COMM COLL DIST	0.094600	405,783.00	405,783.00	405,783.00	405,783.00

Improvement Information

Improvement ID

686885

801175

State Category

B2

A1

Description

2 FAM DWELLING

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
686885	4142534	1ST	1st Floor	WS4+	2007	1,078
686885	4142535	011	PORCH OPEN 1ST F	*4+	2007	48
686885	4142536	011	PORCH OPEN 1ST F	*4+	2007	16
686885	4142537	251	BATHROOM	**	2007	2
686885	4142538	095	HVAC RESIDENTIAL	**	2007	1,078
686885	4184399	612	TERRACE UNCOVERED	*4+	2007	61
686885	4184400	571	STORAGE DET	WW3-	2007	414
801175	4277154	1ST	1st Floor	WW4	2007	956
801175	4277155	2ND	2nd Floor	WW4	2007	776
801175	4277156	011	PORCH OPEN 1ST F	*4	2007	78
801175	4277157	251	BATHROOM	**	2007	4
801175	4277158	095	HVAC RESIDENTIAL	**	2007	1,732

Total Living Area 2,810

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
613908	LAND	A1	T	0.286	0	0	12,458

show history