

CITY OF AUSTIN
ROW # 10678674

CASE # 2011-102189 R

TCAD # 0413110941

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1304 Central Park Ct

LEGAL DESCRIPTION: Subdivision - Salem Center

Lot(s) 6B Block A Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Jim Nance on behalf of myself/ourselves as authorized agent for

Treaty Oak Homes LLC affirm that on Nov. 21, 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).

Increase of 25% in Max FAR, Max linear Feet of Gables and/or
Dormers Protruding through Setback Plane and waive or modify
Sidewall articulation Requirement.

in a SF-6C0 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
APPLICATION TO THE RESIDENTIAL DESIGN
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GENERAL MODIFICATION WAIVER

REASONABLE USE:

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

LOT SLOPE TOWARDS REAR INHIBITS DEVELOPE-
MENT TOWARDS ~~REAR~~ BACK OF LOT W/
2-STORY DESIGN

REQUEST:

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

WILL ALLOW 2-STORY PLANS THAT WORK
ON OTHER LOTS TO BE USED FOR
~~OTHER~~ ONLY IN THE DEVELOPEMENT.

AREA CHARACTER:

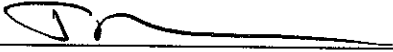
3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

ADJOINING PROPERTY IS IN THIS DEVELOPEMENT
OR ACROSS 'P' EASEMENT.


**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 205 Wild Basin Rd. S.
City, State Austin, Texas Zip 78746
Phone (512) 684-3880 Printed Name Jim Nance
Signature  Date 11-10-11

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 Same
City, State _____ Zip _____
Phone _____ Printed Name Jim Nance
Signature  Date 11-10-11

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2011-102189R
Building Permit No. _____
Plat No. _____ Date 11-9-2011
Reviewer BPent Hendricks

PRIMARY PROJECT DATA

Service Address 1304 Central Park Ct Tax Parcel No. 04131109410000
Legal Description
Lot 6B Block A Subdivision Resub of Lot B-1 of Salem Center 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-6C
Height of Principal building 24' 1/2" # 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 5486.66 sq. ft.
Job Valuation - Principal Building \$ 100,000.00
(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	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Treaty Oak Homes, LLC.</u>	Telephone (h) _____ (w) <u>512-681-3821</u>
BUILDER	Company Name <u>Treaty Oak Homes, LLC.</u>	Telephone <u>512-681-3821</u>
	Contact/Applicant's Name <u>Jim Nance</u>	Pager _____ FAX <u>512-328-5523</u>
DRIVEWAY/ SIDEWALK	Contractor <u>KRM Concrete</u>	Telephone <u>512-252-1085</u>
CERTIFICATE OF OCCUPANCY	Name <u>Treaty Oak Homes, LLC.</u>	Telephone _____
	Address <u>205 Wild Basin Rd. S. Bldg. 2, Ste. 4.</u>	City <u>Austin</u> ST <u>Texas</u> ZIP <u>78745</u>

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

☐ telephone ☒ e-mail: JimN@treatyoakhomes.com

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

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 from 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.

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

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

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

so 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.

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

APPLICANT'S SIGNATURE [Signature] DATE 11-8-11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 48094

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

e Address 1304 Central Park Ct

Parent's Signature _____ Date 11-8-11

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.	1067 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	399 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.
<input checked="" type="checkbox"/> attached	sq.ft.	— sq.ft.
detached	sq.ft.	239 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.	— sq.ft.
j. Balconies	sq.ft.	61 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 _____	sq.ft.	— sq.ft.

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 1766 sq.ft.

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

1367 sq.ft.
24.9 % 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)	<u>1367</u> sq.ft.
b. Driveway area on private property	<u>492</u> sq.ft.
c. Sidewalk / walkways on private property	<u>20</u> sq.ft.
d. Uncovered patios	<u>83</u> sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>—</u> sq.ft.
f. Air conditioner pads	<u>10</u> sq.ft.
g. Concrete decks	<u>—</u> sq.ft.
h. Other (specify) _____	<u>—</u> sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

1972 sq.ft.
35.9 % of lot

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

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

Service Address 1304 Central Park Ct + 1304 Central Park Ct

Applicant's Signature DR

Date 11-8-11

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.	<u>1952</u> 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.	<u>1952</u> 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.	<u>1517</u> 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.	<u>1517</u> 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.	<u>282</u> 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.	<u>3751</u> sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

GROSS AREA OF LOT

FLOOR AREA RATIO (gross floor area / gross area of lot)

3751 sq. ft.

11152 sq. ft.

33.64 sq. ft.

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.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☐ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request <u>Jim Nance</u>		Phone <u>684-3880</u>
Email <u>JimN@treaty oak homes.com</u>		Fax <u>328-5523</u>
Project Name <u>1304 Central Park</u>	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1304 Central Park Ct</u>		OR
Legal Description _____		Lot _____ Block _____
Requested Service Duration: <input type="checkbox"/> Permanent Service <input checked="" type="checkbox"/> Construction Power/Temp Service (Usually less than 24 months)		
Who is your electrical service provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		

<input type="checkbox"/> Overhead or <input type="checkbox"/> Underground	Voltage _____	<input type="checkbox"/> Single-phase (1 ϕ) or <input type="checkbox"/> Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____		
AE Service Length _____ (ft.) Conductor _____ (type & size)		
SqFt Per Unit _____ #Units _____ <input type="checkbox"/> All Electric <input type="checkbox"/> Gas & Electric <input type="checkbox"/> Other _____		
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)		
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)		
Electric Heating _____ (kW) Other _____ (kW)		

Comments: _____

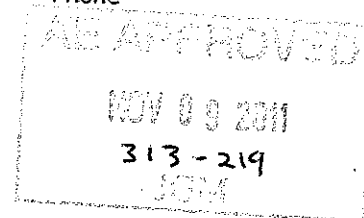
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Approved: ☐ Yes ☐ No (Remarks on back) _____ Date _____ Phone _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

Customer must maintain 75' clearance from AE energized power lines. Enforced by AE & NESC codes.





Austin Water Utility

Water & Wastewater Service Plan Verification

(W & WW SPV)

(Please Print or Type)

Customer Name: Treaty Oak Homes Phone: 684-3880 Alternate Phone: _____
Service Address: 1304 Central Park Ct
Lot: 6B Block: A Subdivision/Land Status: Salem Center Tax Parcel ID No.: 09131109410000
Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)
Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)
Number of existing bathrooms: 0 Number of proposed bathrooms: 2 1/2

Water Main size: 8" Service stub size: 1 1/2" City of Austin Office Use
Service stub upgrade required? N New stub size: _____
Existing Meter number: new Existing Meter size: 5/8" Upgrade required? N New size: _____
WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System ✓ WW Main size: _____

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

OSSE (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

AWU Representative _____ Date 11/9/11 Phone 974-8734

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

Instructions:

The intent of the "W&WWSPV" is to ensure that, prior to beginning a single-family residential project (includes duplex and garage apartment uses), adequate water/wastewater service can be provided to the site and is planned for as part of the overall project, and to ensure that the applicant is aware of the potential costs associated with the relocation, new service or upgrading of existing services to the site.

A "W&WWSPV" is required, prior to submitting for residential permit, for the following project types:

- Construction of a new home, duplex, or garage apartment (except for projects identified as a "volume builder" project)
- Remodeling/additions to an existing structure to increase the number of total bathrooms on the site to more than 3
- Remodeling/additions that increase the number of units on the site (for example, converting a home to a duplex)
- Remodeling/additions to an existing structure to increase the number of total bedrooms, total living square footage or change in surface improvement such as swimming pool, driveway, garage, etc. (for structure using OSSF).

If a "W&WWSPV" is required, complete the verification form above, and provide a copy of the "plot plan" for the site (plot plan, house floor plan and other required planning material for OSSF). The "plot plan" should be to a standard scale and show all existing and proposed improvements. Submit the application and planning material to Austin Water Utility-Taps Division (to UDS for OSSF) for approval, prior to submitting for a residential building permit, at one of the locations below:

Note: Applicant must contact AWU taps office, at either location noted below, to submit an application (if required) for a meter upgrade or a new service before issuance of the building permit.

Austin Water Utility- Waller Creek
625 E 10th St, Austin, TX 78701
(512) 972-0000 - Suite 200 - TAPS Division
(512) 972-0207 - Suite 715 - UDS Division

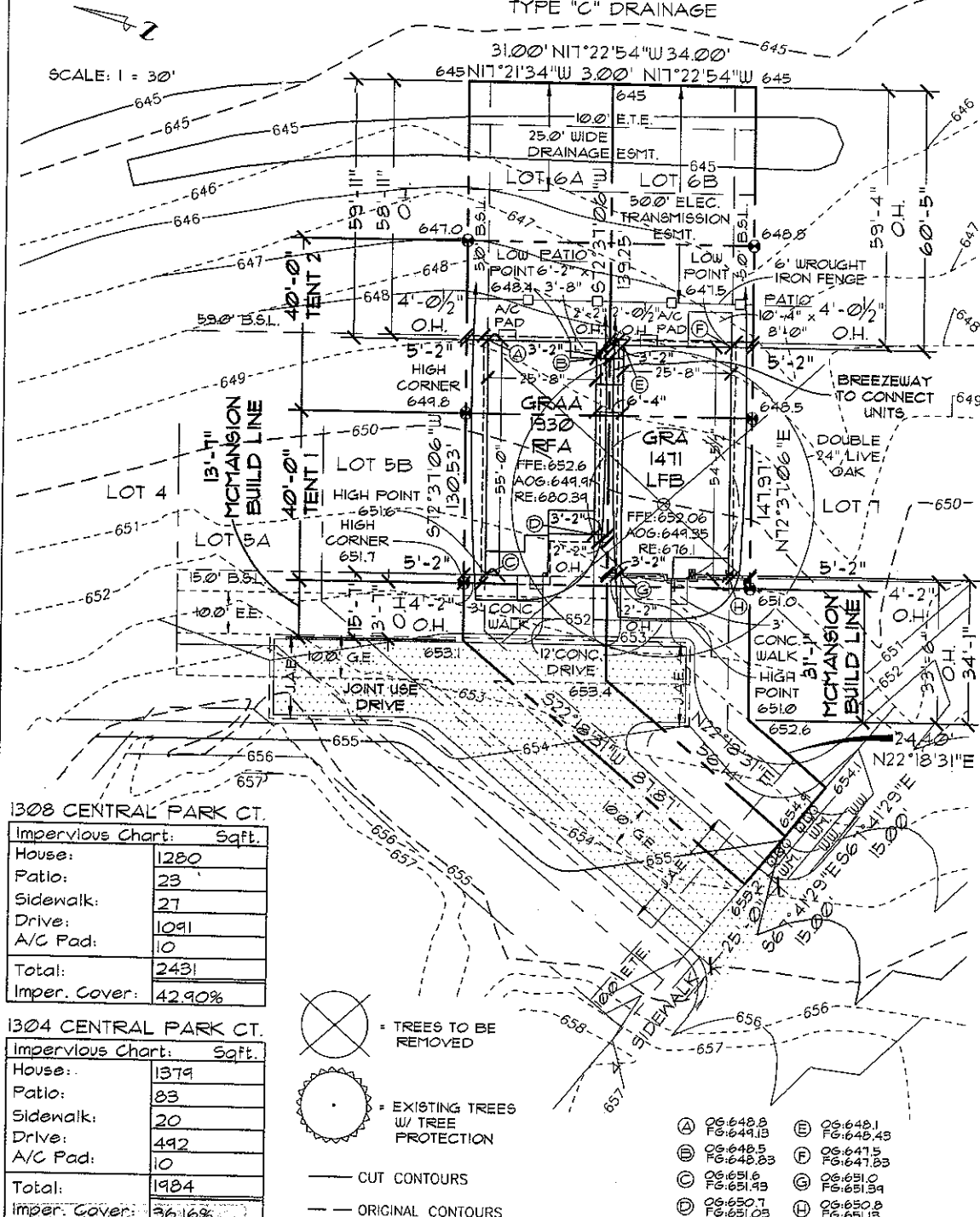
Development Assistance Center- One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-6370

Updated: November 16, 2009

AUSTIN WATER UTILITY
CONSUMER SERVICES DIVISION

TYPE "C" DRAINAGE

SCALE: 1" = 30'



1308 CENTRAL PARK CT.

Impervious Chart:	Sqft.
House:	1280
Patio:	23
Sidewalk:	27
Drive:	1091
A/C Pad:	10
Total:	2431
Imper. Cover:	42.90%

1304 CENTRAL PARK CT.

Impervious Chart:	Sqft.
House:	1379
Patio:	83
Sidewalk:	20
Drive:	492
A/C Pad:	10
Total:	1984
Imper. Cover:	36.16%

- = TREES TO BE REMOVED
- = EXISTING TREES W/ TREE PROTECTION
- = CUT CONTOURS
- = ORIGINAL CONTOURS

- (A) OG:648.8 FG:649.13
- (B) OG:648.5 FG:648.83
- (C) OG:651.6 FG:651.43
- (D) OG:650.7 FG:651.03
- (E) OG:648.1 FG:648.43
- (F) OG:641.5 FG:641.83
- (G) OG:651.0 FG:651.34
- (H) OG:650.8 FG:651.13

1308 & 1304 CENTRAL PARK CT.

REV. 11/11 CHANGE TO LEGAL SHEET

clearance from AE energized power lines. Entered by AE & RESC codes.

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 SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

LOT 6A AREA: 5666.063 SQ. FT.

LOT 6B AREA: 5486.675 SQ. FT. SIDEWALKS PER CITY OR SUBD. REQ.



KIPP FLORES ARCHITECTS

(512) 335-5477 fax (512) 335-6852
11776 Jollyville Rd., Suite 100
Austin, Texas 78759

ADDRESS

1308 & 1304 CENTRAL PARK CT

LOT

6A & 6B

BLK

A

CITY, STATE

AUSTIN, TX

SUBDIVISION

SALEM CENTER

BUILDER

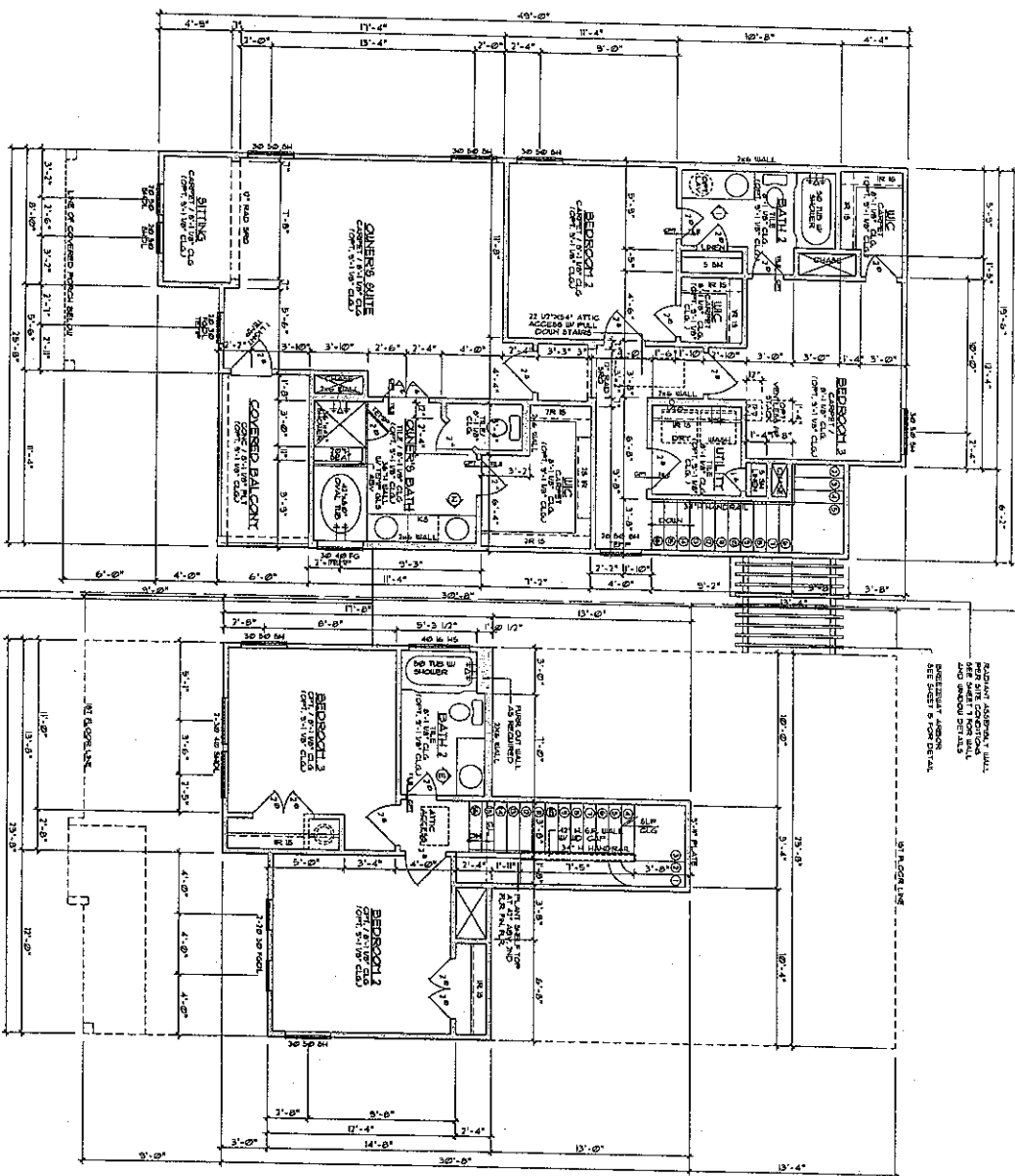
GRAA

DATE

10/24/2011

PROVIDE TEMPLATED CLASS SHEET RECORD	ALL ASKED WILL BE 45" UNLESS NOTED OTHERWISE
PROVIDE FIRELOADING IN ALL AREAS AS REQUIRED PER	PROVIDE PLT'D PAD IN ATTIC FOR HVAC AND AIR UNIT(S) W/ REPAIR

PLAN 1930 RFA

PLAN 1471 LFB

REVISED 05-01-09 ADJUST FLOORING LINES IN KITCH (ZAM)
REVISED 06-04-09 / REVERSAL (MLR)
REVISED 06-04-09 / 1ST BLDG OKSET (MLR)



KIPP*FLORES
ARCHITECTS®
☎ (512) 336-6477 fax (512) 336-6852
776 Jollyville Rd. Suite 100 Austin, Texas 78758

Due to variations in construction methods and thereby in construction materials, all dimensions and situations are approximate and vary very per place. Builder accepts full responsibility for checking plans to insure conformity with local codes. Should any changes be made in these plans by Builder or his representatives, Builder assumes full liability for sanctioned plans and specifications.

GRASON COMMUNITIES, LTD.

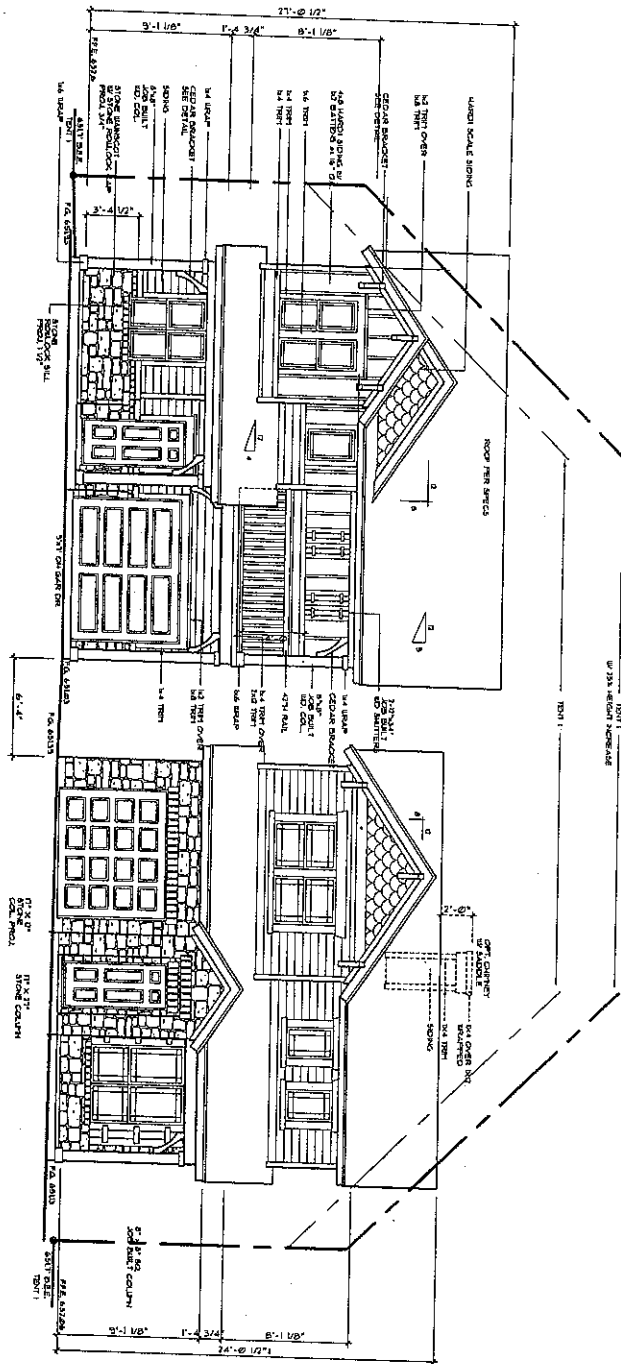
NOV 07 2011
1308 and 1304
CENTRAL PARK COM



Date _____
Sheet _____

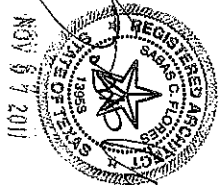
PLAN 1320 PEA

PLAN 1411 LFB



FRONT ELEVATION

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE SPECIFICATIONS.
3. ALL WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODES.
4. ALL ELECTRICAL AND PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL AND PLUMBING CODES.
5. ALL ROOFING TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. ALL PAINTING TO BE DONE IN ACCORDANCE WITH THE PAINT MANUFACTURER'S RECOMMENDATIONS.
7. ALL LANDSCAPING TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
8. ALL UTILITIES TO BE LOCATED AND DEPTH NOTED BY THE OWNER.
9. ALL EXISTING CONDITIONS TO BE NOTED BY THE ARCHITECT.
10. ALL CHANGES TO BE MADE BY THE ARCHITECT'S WRITTEN INSTRUCTIONS.



NOV 6 7 2011

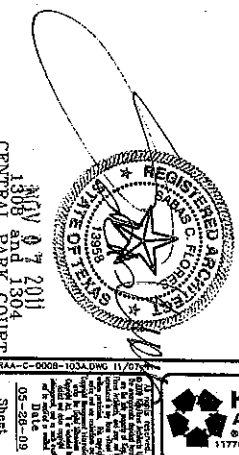
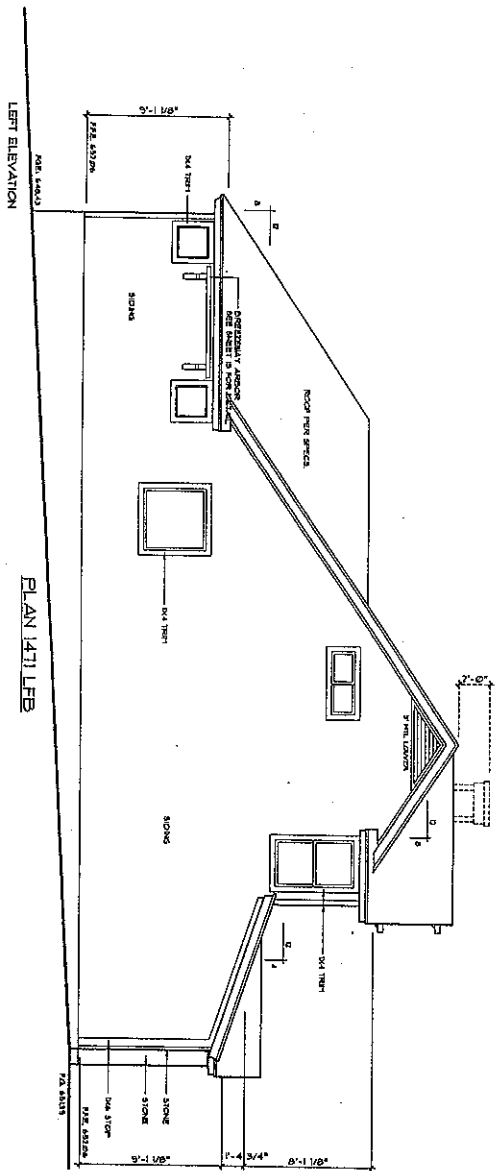
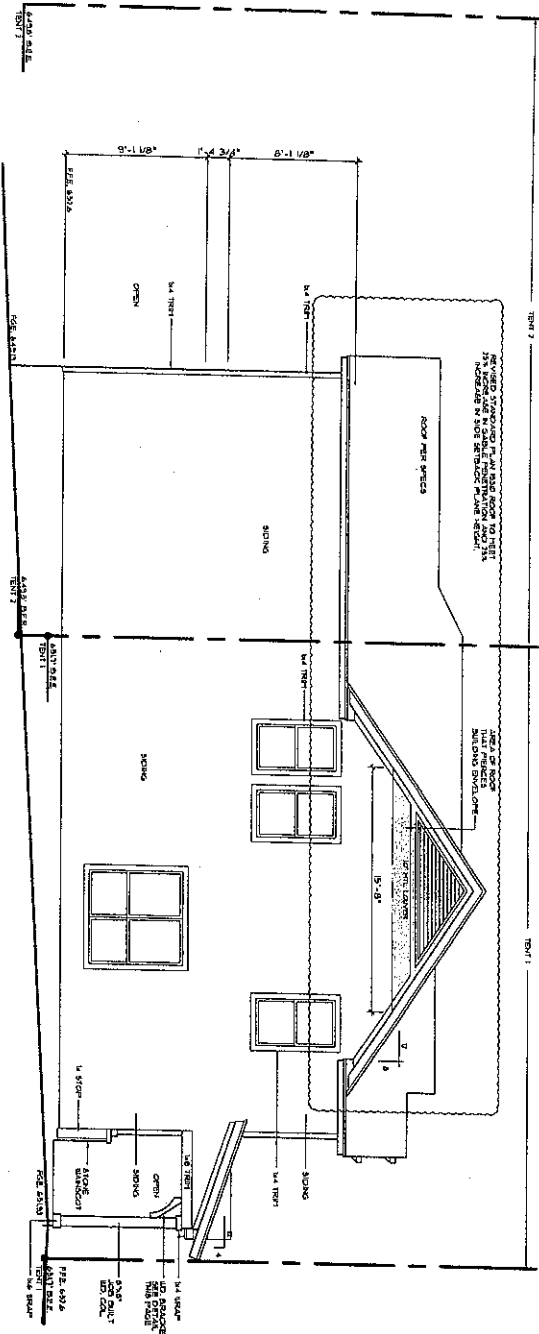
C-0008-102.DWG 11/03/11

1308 and 1304

KIPP FLORES ARCHITECTS
 (512) 335-5477 fax (512) 335-5852
 11778 Jollyville Rd., Suite 100 Austin, Texas 78759

Due to variations in construction methods and materials, the architect does not accept any responsibility for the construction of the building. The architect's responsibility is limited to the design and construction of the building as shown on the plans. The architect does not accept any responsibility for the construction of the building as shown on the plans. The architect does not accept any responsibility for the construction of the building as shown on the plans.

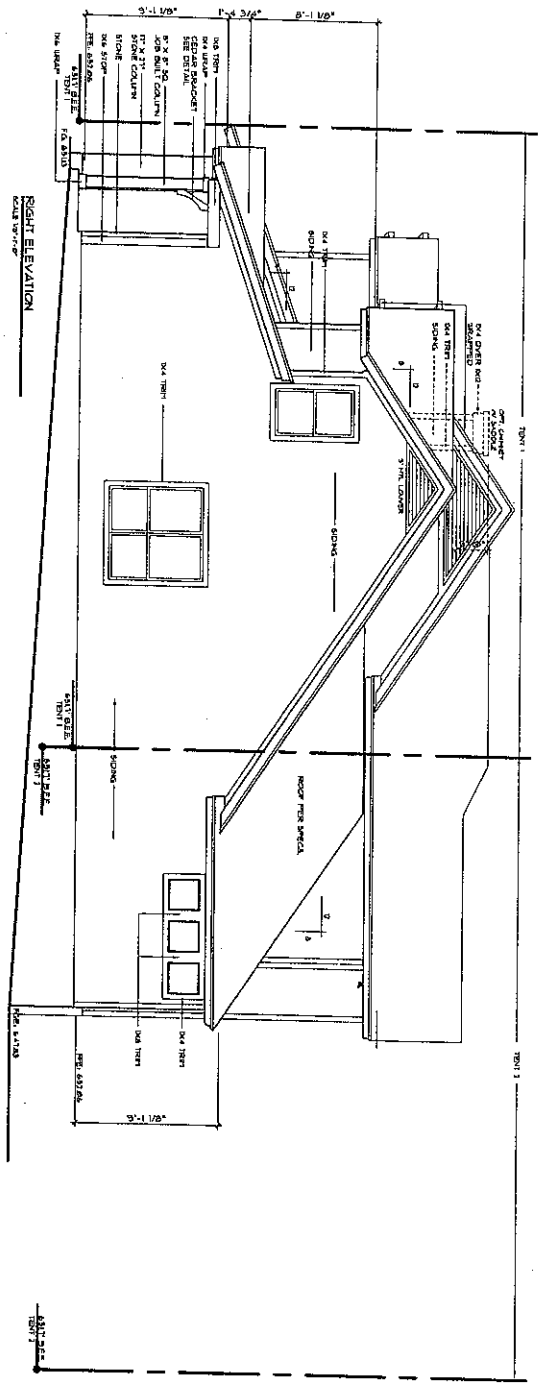
GRASON COMMUNITIES, LTD.



KIPP FLORES ARCHITECTS®
 (512) 335-5477 fax (512) 335-6802
 11776 Jollyville Pk. Suite 100 Austin, Texas 78759

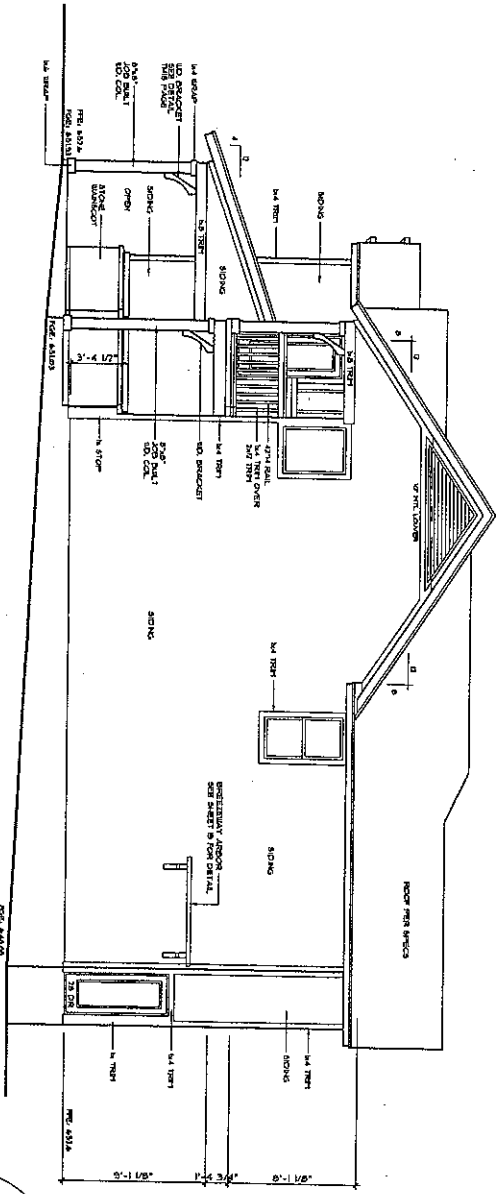
Due to variations in construction methods and materials, construction methods, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans in relation to actual conditions. No field notes. Should any changes be made to these plans by builder or his representatives, builder assumes full liability for uncorrected plans and specifications.

GRASON COMMUNITIES, LTD.



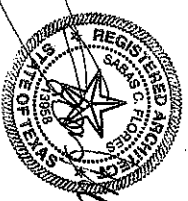
RIGHT ELEVATION

PLAN 1411 LF2



RIGHT ELEVATION

PLAN 1300 RFA



NOV 7 2011

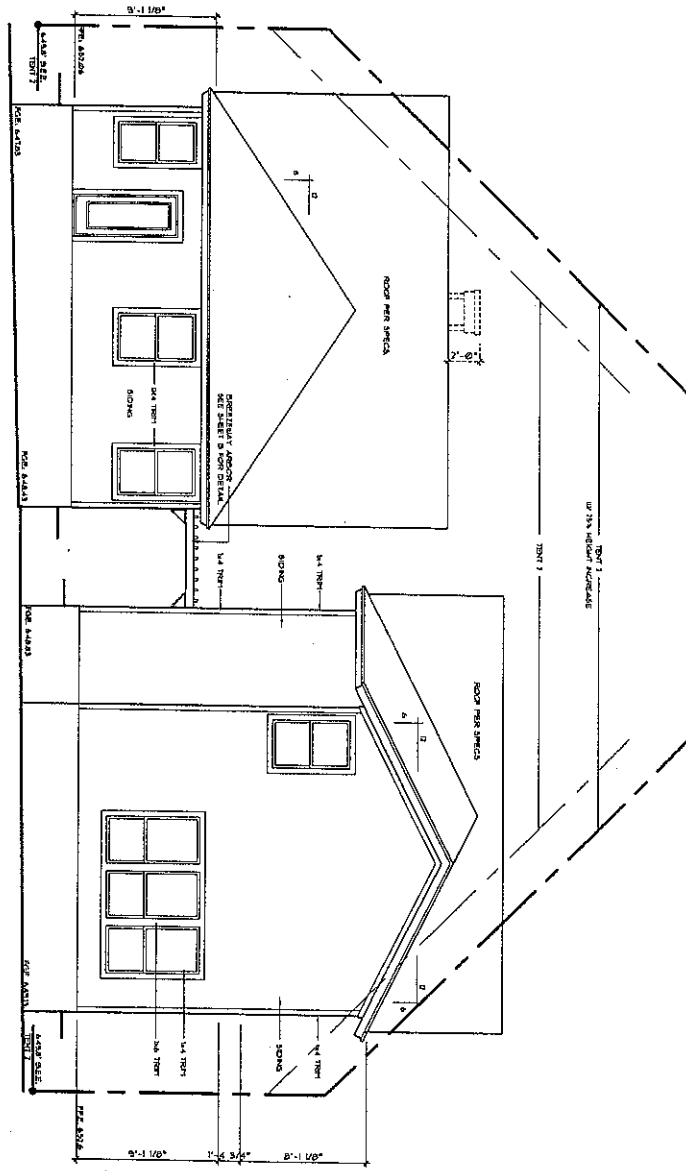
1308 and 1304

05-28-08
C:\0000-1036.DWG 11/24/11

KIPP FLORES ARCHITECTS®
 © (512) 335-5477 fax (512) 335-5552
 11776 Jollyville Rd., Suite 100 Austin, Texas 78759

Due to weather, construction methods and delays in construction materials, all dimensions and elevations are approximate and may vary from plan. Builder warrants all construction to comply with local codes. Should any changes be made to these plans, they shall be by letter or by incorporation. Builders assume all liability for unapproved plans and specifications.

GRASON COMMUNITIES, LTD.



PLAN 1471 LEB

PLAN 1930 REA

REAR ELEVATION

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS TO BE OF QUALITY AND DURABLE.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE PROTECTION CODES.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SAFETY CODES.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL CODES.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUSTAINABILITY CODES.

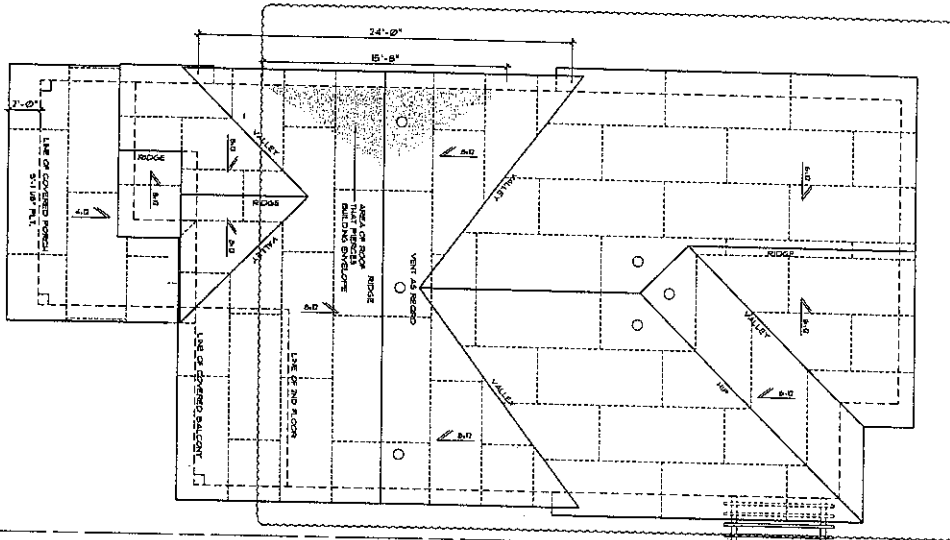


KIPP FLORES ARCHITECTS®
 11778 Jollyville Rd., Suite 120 Austin, Texas 78750
 Tel: (512) 335-6477 Fax: (512) 335-6552
 Email: kipp@kippflores.com

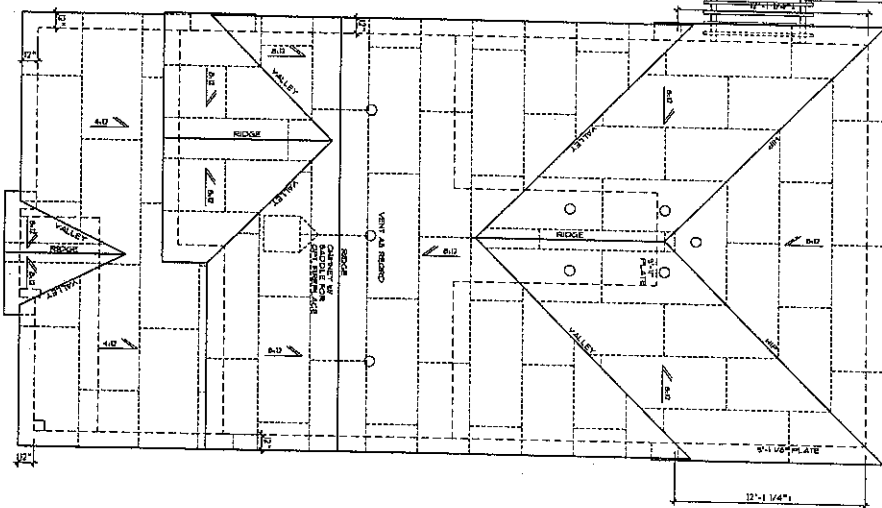
Use to maintain in construction methods and materials in construction methods, all materials and products are manufactured and used in accordance with the latest codes. Should any changes be made to these plans by the architect, the contractor shall be responsible for obtaining the necessary permits and specifications.

GRASON COMMUNITIES, LTD.

10-1-85 10-1-85 10-1-85



RECORD DRAWING PLAN FOR ROOF TO BE SET IN PLACE & NOT REPRODUCED FOR CONSTRUCTION

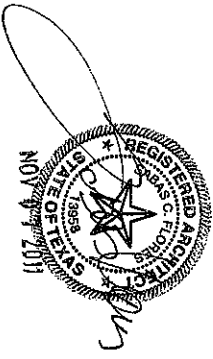


RECORD DRAWING PLAN FOR ROOF TO BE SET IN PLACE & NOT REPRODUCED FOR CONSTRUCTION

ROOF PLAN
PLAN 1330 RFA

ROOF PLAN
PLAN 1411 LFB

NOTES:
1. ALL ROOF PITCHES TO HAVE 1/4" IN 12"
2. ALL ROOF PITCHES TO HAVE 1/4" IN 12"
3. ALL ROOF PITCHES TO HAVE 1/4" IN 12"
4. ALL ROOF PITCHES TO HAVE 1/4" IN 12"



REVISED 05-05-08 ADJUST FLOORING LINES IN KITCH (2A)
REVISED 06-04-05 / REVISED, FILED
REVISED 06-04-05 / 1ST FLOOR CHSET (FILE)

KIPP FLORES ARCHITECTS
© (512) 335-5477 fax (512) 335-5552
11776 Jodyville Rd. Suite 100 Austin, Texas 78759

For the purposes of construction methods and details in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to meet customer's needs and codes. Should any changes be made to these plans by builder or his representative, builder assumes full liability for corrected plans and specifications.

GRASON COMMUNITIES, LTD.

1308 and 1304
06-28-08

Benavidez, Sylvia

From: Hendricks, Brent
Sent: Tuesday, November 22, 2011 3:24 PM
To: 'Jim Nance'
Cc: Greg Hammonds; Benavidez, Sylvia; McDonald, John
Subject: RE: 1304, 1308, 1312, 1316, 1320 Central Park
Follow Up Flag: Follow up
Flag Status: Yellow

Jim,

I have now spoken with Sylvia, John McDonald (our supervisor) and Daniel Word, a former residential reviewer and subdivision expert. They all agree, the three lots in question will need to go to BoA for a variance for the encroachment into the front yard setback area. Lot 4 (1320 Central Park) is not an Attached Single Family Home therefore does not qualify for that part of the code you are referencing. It is just a regular Single Family Home lot (SF-6) and must meet the 25' setback that is measured from the point where the lot widens to a minimum width of 50' on the flag portion of the lot, not the pole portion. Lots 5A & 5B (1312 & 1316 Central Park) are Single Family Attached Lots and I do understand the portion of the code you are referring to (25-2-772 B.3). However I think you are reading it the wrong way. As you know the code speaks to the "site area" and the "lot area", which means the authors are distinguishing the difference between a site and a lot. Which is important because it affects where one places the front lot line and the placement of the setback line. (B.3) reads "minimum LOT width" not "minimum AREA width". Per that portion of the code we will keep each lot separate and place the front lot line where the lot widens to 25', not where the 'area' of the site widens to 25'. Per all three of my colleagues, this is how it has historically been measured, I really do not see anyway around it. I see no problem at all with it getting passed at BoA for the mere fact that there is a major hardship with these lots, the 50' electrical easement to the rear of the property. Unfortunately we are still required to send you to the BoA for that variance.

If you would care to meet with me or need some clarification on this subject I would be happy to meet with you next week. We will be off Thursday 24th and Friday 25th for the Holiday.

Thank you,

W. Brent Hendricks

City of Austin

Residential Plan Review, Planner II

505 Barton Springs Rd. 2nd Floor

512-974-2413

From: Jim Nance [mailto:JimN@treatyoakhomes.com]
Sent: Friday, November 18, 2011 4:08 PM
To: Hendricks, Brent
Cc: Greg Hammonds

11/29/2011

Subject: RE: 1304, 1308, 1312, 1316, 1320 Central Park

Brent

Copied below is the pertinent code regarding the lots in Central Park and their minimum widths. I think this should take care of the issue at 1320 Central Park.

Let me know if this is not what you need.

Source: Ord. 041118-57.

§ 25-2-772 SINGLE-FAMILY ATTACHED RESIDENTIAL USE.

- (A) For a single-family attached residential use, the base zoning district regulations are superseded by the requirements of this section.
- (B) For a single-family residential use:
- (1) minimum site area is 7,000 square feet;
 - (2) minimum lot area is 3,000 square feet; and
 - (3) minimum lot width, for a distance of 25 feet measured from the front property line, is:
 - (a) 25 feet; or
 - (b) on a cul-de-sac or curved street, 20 feet.
- (C) A lot may not contain more than one dwelling unit.
- (D) A site must contain two attached dwelling units.
- (E) Building coverage may not exceed 40 percent of the site.
- (F) Impervious cover may not exceed 45 percent of the site.
- (G) For a dwelling unit with fewer than six bedrooms, at least two parking spaces are required. A driveway may be included as one of the required parking spaces. Not more than two parking spaces may be located in the front yard.
- (H) For a dwelling unit with six or more bedrooms, at least one parking space for each bedroom is required. A driveway may be included as one or more of the required parking spaces, but not more than one parking space may be located behind another parking space. Not more than four parking spaces may be located in the front yard.
- (I) A fence is prohibited along the common lot line between attached single-family residential units for a distance of 25 feet measured from the front lot line.
- (J) A single-family attached residential use is prohibited on property that is subject to a deed restriction that limits use of the property to single-family detached dwellings or that requires a minimum lot size that is larger than the minimum lot size required by this section.

Source: Section 13-2-253; Ord. 990225-70; Ord. 031211-11.

Thanks.

Jim Nance
Treaty Oak Homes, LLC.
205 Wild Basin Rd.
Bldg 2 Ste A
Austin, Texas 78746
Office: 512-684-3881
Mobile: 512-633-8100

From: Hendricks, Brent [mailto:Brent.Hendricks@austintexas.gov]
Sent: Friday, November 18, 2011 1:38 PM
To: Jim Nance
Cc: Benavidez, Sylvia
Subject: 1304, 1308, 1312, 1316, 1320 Central Park

11/29/2011

Jim,

I have been assigned to review the 5 homes located on Central Park. As you know Lots 5 A,B and 6 A,B are required to go before RDCC for their approval, but 3 of 5 will also need to go before the BoA for the setback issue. Here are my comments thus far.

1304 Lot 6B - Approval from RDCC,
Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

1308 Lot 6A - Approval from RDCC,
Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

1312 Lot 5B - Variance from the Board of Adjustment for encroachment into the 25' Front Setback area.
Approval from RDCC,
Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

1316 Lot 5A - Variance from the Board of Adjustment for encroachment into the 25' Front Setback area.
Approval from RDCC,
Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

1320 Lot 4 - Variance from the Board of Adjustment for encroachment into the 25' Front Setback area.
Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

Let us know how you would like to proceed with these. You will need to speak with Susan Walker 974-2202 if you decide to go before the BoA.

Thank you.

W. Brent Hendricks

City of Austin

Residential Plan Review, Planner II

505 Barton Springs Rd. 2nd Floor

512-974-2413

From: Benavidez, Sylvia
Sent: Friday, November 18, 2011 12:18 PM
To: 'Jim Nance'
Cc: Hendricks, Brent
Subject: measurements

§ 25-1-22 MEASUREMENTS.

11/29/2011

(A) Lot area is the net horizontal area within the lot lines, **excluding** the portion of the lot:

- (1) that provides street access, if the lot is a flag lot; or
- (2) that is located below 492.8 feet of elevation above sea level, if the lot is adjacent to Lake Austin.

(B) Lot depth is the horizontal distance between the mid-point of the front lot line and the midpoint of the rear lot line.

(C) Except as otherwise provided in this title, lot width is measured at the front setback line and at a distance of 50 feet to the rear of the front setback line.

(D) In determining required yards and setbacks for an irregularly shaped lot or a lot bounded by only three lot lines, the rear lot line is:

- (1) a line ten feet long;
- (2) parallel to the front lot line; and
- (3) at the most distant location from the front lot line.

(E) A distance from a structure to a line or location is measured from the exterior face of the nearest wall or vertical support of the structure to the line or location. For a structure that does not have a wall or vertical support, the building official shall determine the point of measurement.

Source: Sections 13-2-1, 13-2-602, and 13-2-603; Ord. 990225-70; Ord. 031211-11.

25-2-21

(38) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width, is not less than 15 feet wide, and is used for access.

(40) FRONT LOT LINE means:

- (a) for an interior lot, the lot line abutting the street;
- (b) for a corner lot, the lot line designated as the front lot line by a subdivision or parcel map, or, if none, the shorter lot line abutting a street;
- (c) for a through lot, the lot line abutting the street that provides the primary access to the lot; and

(d) for a flag lot, the lot line designated as the front lot line by a subdivision or parcel map, or if none, **the line determined by the building official to be the front lot line.**

Benavidez, Sylvia

From: Hendricks, Brent
Sent: Friday, November 18, 2011 1:38 PM
To: 'Jim Nance'
Cc: Benavidez, Sylvia
Subject: 1304, 1308, 1312, 1316, 1320 Central Park
Follow Up Flag: Follow up
Flag Status: Yellow

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 Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

1316 Lot 5A - Variance from the Board of Adjustment for encroachment into the 25' Front Setback area.
 Approval from RDCC,
 Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

1320 Lot 4 - Variance from the Board of Adjustment for encroachment into the 25' Front Setback area.
 Tree Review Required by City Arborist. Developer to set up appointment with City Arborist, supply arborist with a current site plan.

Let us know how you would like to proceed with these. You will need to speak with Susan Walker 974-2202 if you decide to go before the BoA.

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- (c) for a through lot, the lot line abutting the street that provides the primary access to the lot;
and
- (d) for a flag lot, the lot line designated as the front lot line by a subdivision or parcel map, or if none, **the line determined by the building official to be the front lot line.**

RESUBDIVISION OF LOT B-1 OF SALEM CENTER

THIS SUBDIVISION PLAN IS LOCATED WITHIN THE FULLY-MADE-TO-ORDER PLAT OF THE CITY OF AUSTIN, TEXAS, COUNTY OF BROWN, TEXAS, DO NOT REPLY TO ANY OTHER CITY OR COUNTY OFFICIALS FOR RECORDS OF THIS PLAT. THE CITY OF AUSTIN, TEXAS, COUNTY OF BROWN, TEXAS, DO NOT REPLY TO ANY OTHER CITY OR COUNTY OFFICIALS FOR RECORDS OF THIS PLAT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE JUDICIAL AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS 22nd DAY OF MAY, 2007.

DAVID L. FIELD, CLERK OF THE COUNTY CLERK, COUNTY OF BROWN, TEXAS, DO NOT REPLY TO ANY OTHER CITY OR COUNTY OFFICIALS FOR RECORDS OF THIS PLAT.

THE STATE OF TEXAS

DAVID L. FIELD, CLERK OF THE COUNTY CLERK, COUNTY OF BROWN, TEXAS, DO NOT REPLY TO ANY OTHER CITY OR COUNTY OFFICIALS FOR RECORDS OF THIS PLAT.

DAVID L. FIELD, CLERK OF THE COUNTY CLERK, COUNTY OF BROWN, TEXAS, DO NOT REPLY TO ANY OTHER CITY OR COUNTY OFFICIALS FOR RECORDS OF THIS PLAT.

THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP OF THE CITY OF AUSTIN, TEXAS, COUNTY OF BROWN, TEXAS, DO NOT REPLY TO ANY OTHER CITY OR COUNTY OFFICIALS FOR RECORDS OF THIS PLAT.

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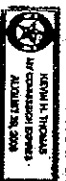
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ORAINAGE NOTES:
1. ALL STREETS, DRAINAGE, STORMWATER, EROSION CONTROL, AND WATER AND WASTEWATER FACILITIES SHALL BE COMPLETED BY THE DATE OF THE CITY OF AUSTIN, TEXAS, COUNTY OF BROWN, TEXAS, DO NOT REPLY TO ANY OTHER CITY OR COUNTY OFFICIALS FOR RECORDS OF THIS PLAT.

THE STATE OF TEXAS

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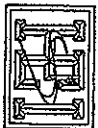
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LENZ & ASSOCIATES, INC.
COMMERCIAL ENGINEERING AND SURVEYING SERVICES
1714 FORT VIEW, SUITE 101
AUSTIN, TEXAS 78704
(512) 443-1174
FAX: (512) 443-0091



RESUBDIVISION OF
LOT B-1 OF SALEM CENTER
HOWARD ENGINEERS, INC.
4809 Russell Drive
Austin, Texas 78724
Phone: (512) 440-0091
Fax: (512) 440-0090

ORDINANCE NO. 020829-29

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1100 WEST STASSNEY LANE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT, MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

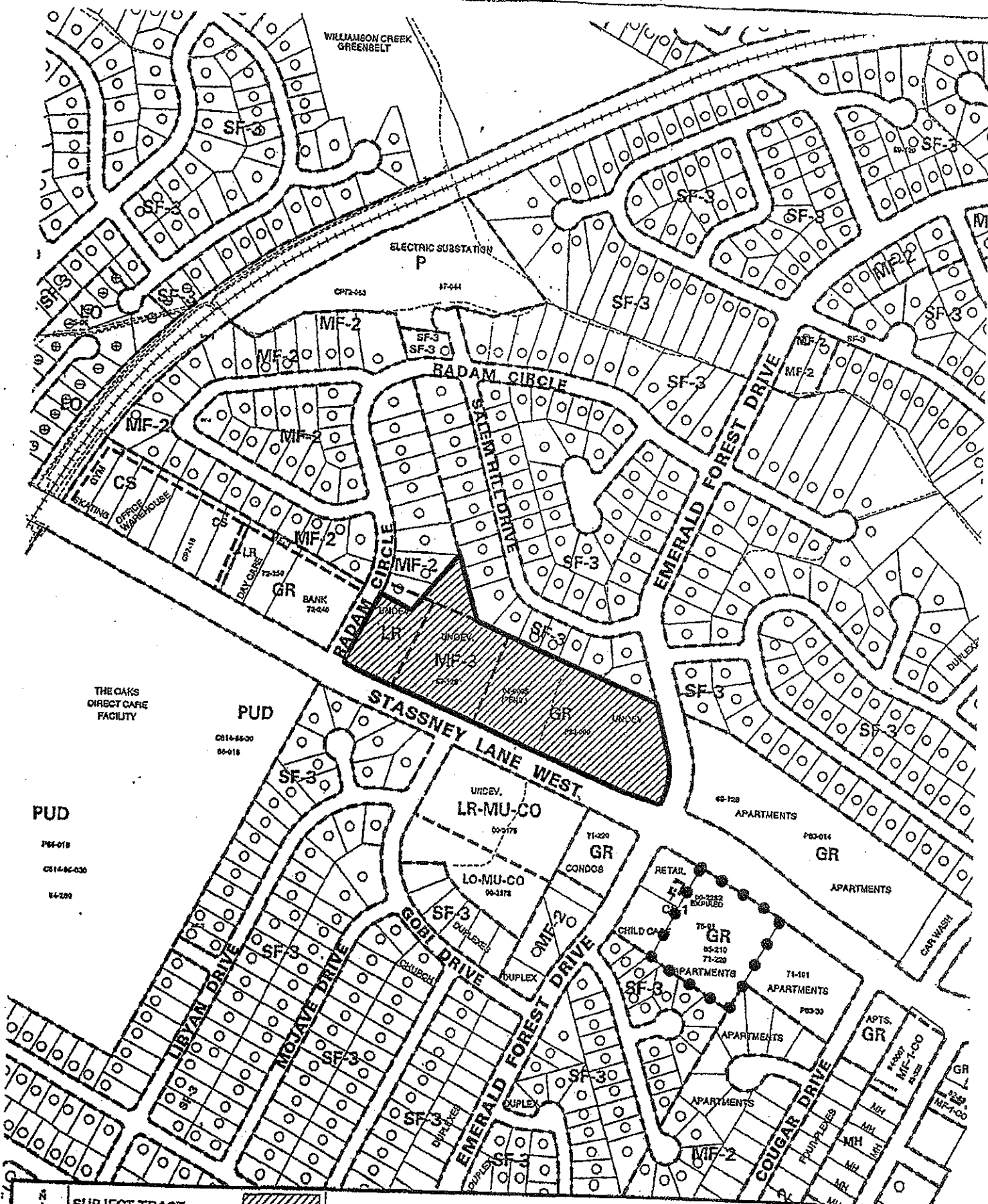
PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district and community commercial (GR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-02-0005, on file at the Neighborhood Planning and Zoning Department, as follows:





Lot B-2, Salem Center Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Pages 144B-144C, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 1100 West Stassney Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height is 15 feet for a structure or a portion of a structure constructed within 50 feet of the north property line.
2. Development of the Property may not exceed 40 percent impervious coverage.
3. Development of the Property may not exceed 44 residential units.
4. A building may not contain more than one residential unit.



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER G17
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-02-0005	DATE: 02-01	
	CASE MGR: W. WALSH	ADDRESS: 1100 W STASSNEY LANE	INTLS: SM	
SUBJECT AREA (acres): 8.195				