

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-600 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
AND COMPATIBILITY COMMISSION
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~~ UNITS IN THE DEVELOPEMENT.

AREA CHARACTER:

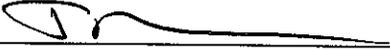
3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

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

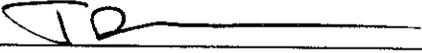
**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

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 
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-660
 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	\$ _____
<i>(labor and materials)</i>	

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	<u>5486.66</u> sq. ft.
Job Valuation - Principal Building	\$ <u>100,000.00</u>
<i>(Labor and materials)</i>	
Job Valuation - Other Structure(s)	\$ _____
<i>(Labor and materials)</i>	
TOTAL JOB VALUATION	\$ _____
<i>(sum of remodels and additions)</i>	
<i>(Labor and materials)</i>	

PERMIT FEES (For office use only)

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

OWNER / BUILDER INFORMATION

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

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/pierivr.htm

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 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.

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 cost to repair any damage to existing utilities caused during construction.

I do 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 extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 11-8-11

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

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

Home Address 1304 Central Park Ct

Homeowner'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 l. 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)	1367	sq.ft.
b. Driveway area on private property	492	sq.ft.
c. Sidewalk / walkways on private property	20	sq.ft.
d. Uncovered patios	83	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	-	sq.ft.
f. Air conditioner pads	10	sq.ft.
g. Concrete decks	-	sq.ft.
h. Other (specify) _____	-	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 [Signature] 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.	1952 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.	1952 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.	1517 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.	1517 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.	282 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.	3751 sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	3751 sq. ft.
GROSS AREA OF LOT	11152 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	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 Jim Nance Phone 684-3880
Email JimN@treatyoakhomes.com Fax 328-5523
Project Name 1304 Central Park New Construction Remodeling
Project Address 1304 Central Park Ct OR
Legal Description _____ Lot _____ Block _____
Requested Service Duration: Permanent Service Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? AE Other _____

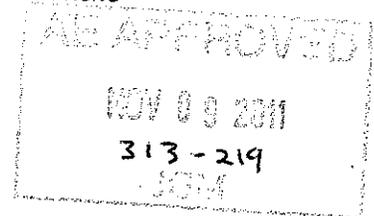
Overhead or Underground Voltage _____ Single-phase (1 ϕ) or Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ All Electric Gas & Electric Other _____
Total AC Load _____ (Tons) Largest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

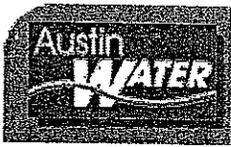
Comments: _____

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

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

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





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.: 09131109910000

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

City of Austin Office Use

Water Main size: 8" Service stub size: 1 1/2" 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

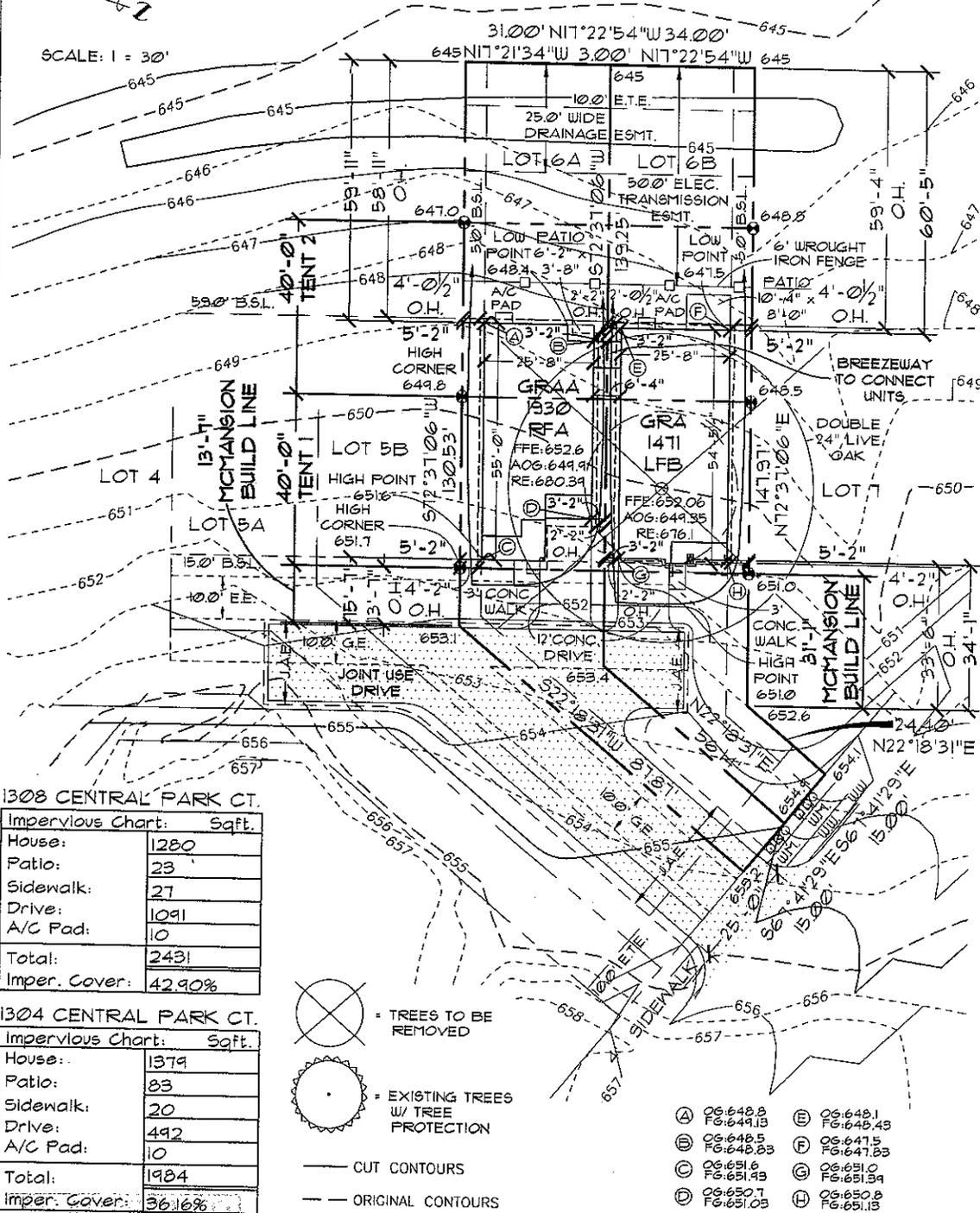
Development Assistance Center- One Texas Center
 505 Barton Springs, Austin, TX 78704
 (512) 974-6370

Updated: November 16, 2009

AUSTIN WATER UTILITY
 CONSUMER SERVICES DIVISION

TYPE "C" DRAINAGE

SCALE: 1 = 30'

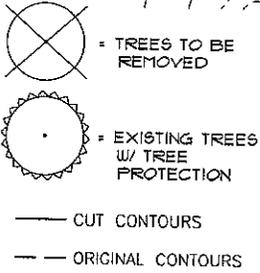


1308 CENTRAL PARK CT.

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%



- (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:651.39
- (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 & RESCO notes.

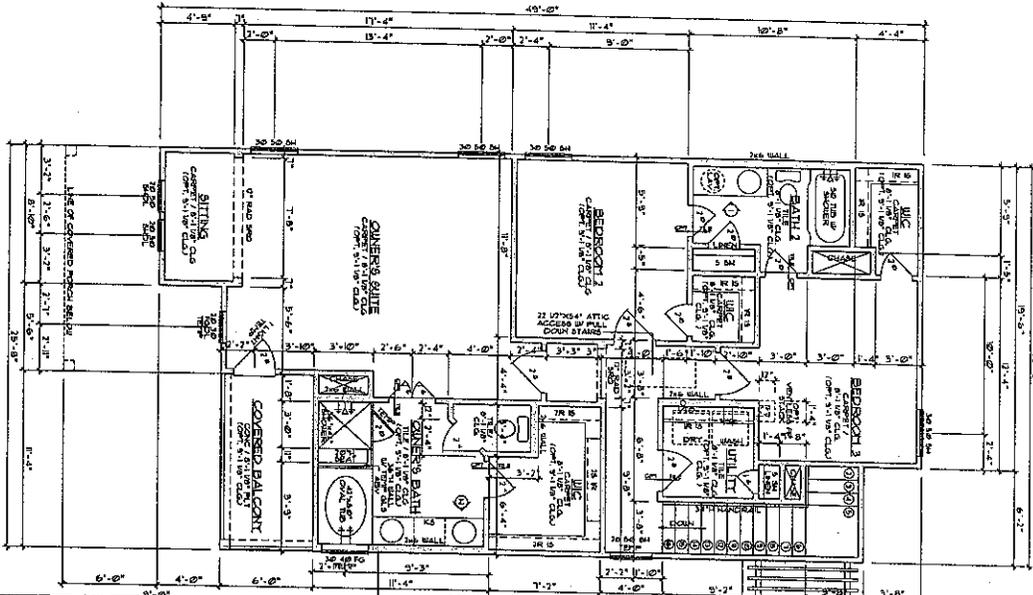
BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, BASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, BASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

LOT 6A AREA: 5666.063 SQ. FT.
LOT 6B AREA: 5486.675 SQ. FT. SIDEWALKS PER CITY OR SUBD. REQ.

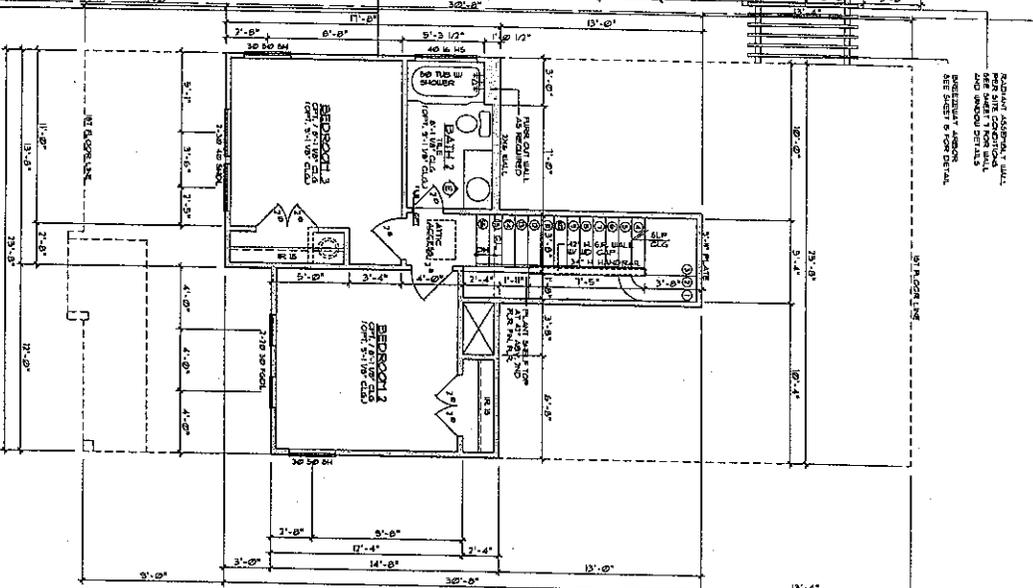
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313-219
JOM

KIPP FLORES ARCHITECTS
(512) 335-5477 Fax (512) 335-6882
11778 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	



PLAN 1300 RFA



PLAN 1300 RFB

2ND FLOOR PLAN
 PLANS ARE COMPLIANT W/ 2009 IRC

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2009 INTERNATIONAL BUILDING CODE (IBC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE 2009 INTERNATIONAL ELECTRICAL CODE (IEC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL FIRE AND ALARM CODE (IFAC) AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SWEET'S BUILDING CODE (SBC) AND THE 2009 INTERNATIONAL SWEET'S ELECTRICAL CODE (SEC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SWEET'S MECHANICAL AND PLUMBING CODE (SMPC) AND THE 2009 INTERNATIONAL SWEET'S FIRE AND ALARM CODE (SFAC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SWEET'S ENERGY EFFICIENCY CODE (SEEC) AND THE 2009 INTERNATIONAL SWEET'S ELECTRICAL CODE (SEC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SWEET'S BUILDING CODE (SBC) AND THE 2009 INTERNATIONAL SWEET'S ELECTRICAL CODE (SEC).
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 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SWEET'S ENERGY EFFICIENCY CODE (SEEC) AND THE 2009 INTERNATIONAL SWEET'S ELECTRICAL CODE (SEC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SWEET'S BUILDING CODE (SBC) AND THE 2009 INTERNATIONAL SWEET'S ELECTRICAL CODE (SEC).



NOV 9 7 2011
 1308 and 1304
 CENTRAL PARK COURTH

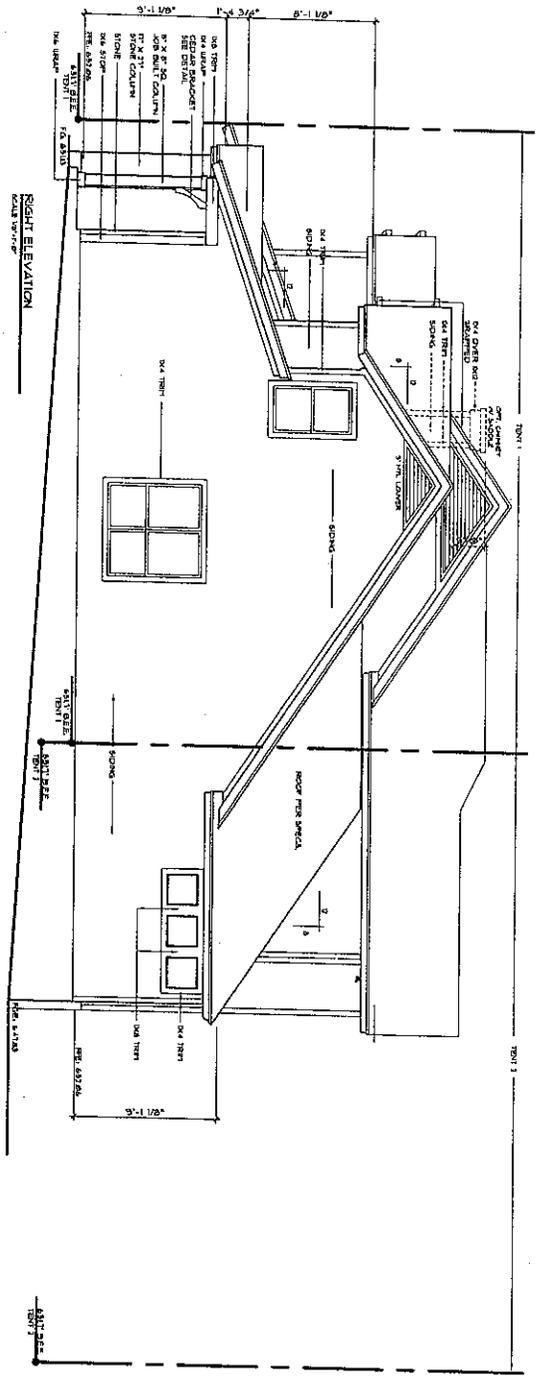
NO. 1308 AND 1304
 CENTRAL PARK COURTH
 1308 and 1304
 CENTRAL PARK COURTH

KIPP FLORES ARCHITECTS®
 (512) 336-6477 fax (512) 336-6852
 11778 Jollyville Rd., Suite 100 Austin, Texas 78758

See to drawings in construction method, and clearly in construction method, all dimensions and details are approximate and may vary per plan. Builder shall be responsible for checking plans to meet contractor's local codes. Should any change be made in these plans by Builder or his representative, Kipp Flores Architects shall not be liable for subsequent plans and specifications.

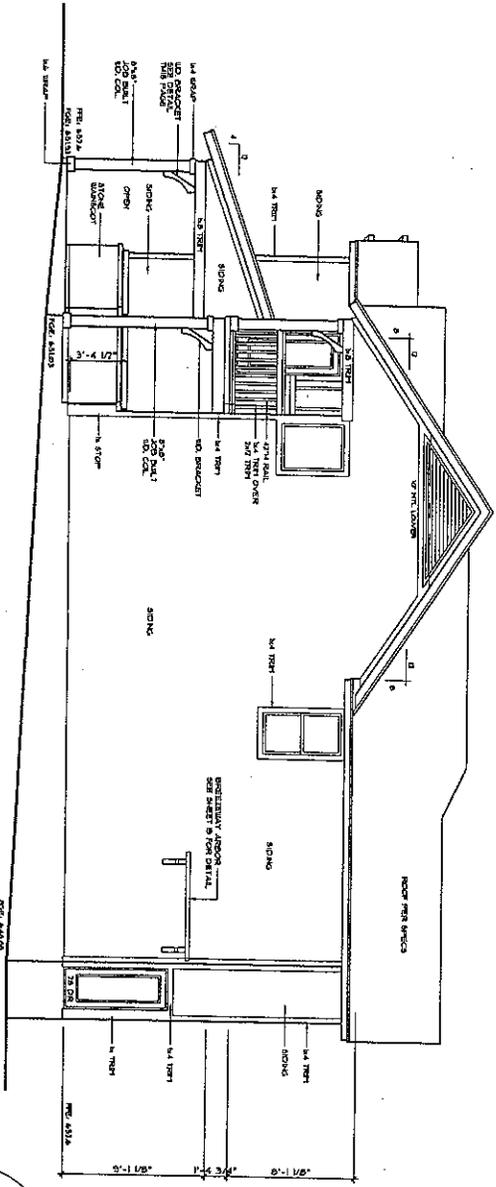
GRASON COMMUNITIES, LTD.

REVISED 08-09-09 ADJUST FLOORING LINES IN KITCHEN (241)
 REVISED 08-04-09 / REVERSAL (118)
 REVISED 06-04-09 / 1ST BLDG CHECK (118)



RIGHT ELEVATION

PLAN 1471 LFB



RIGHT ELEVATION

PLAN 1330 RFA



NOV 7 2011

1308 and 1304

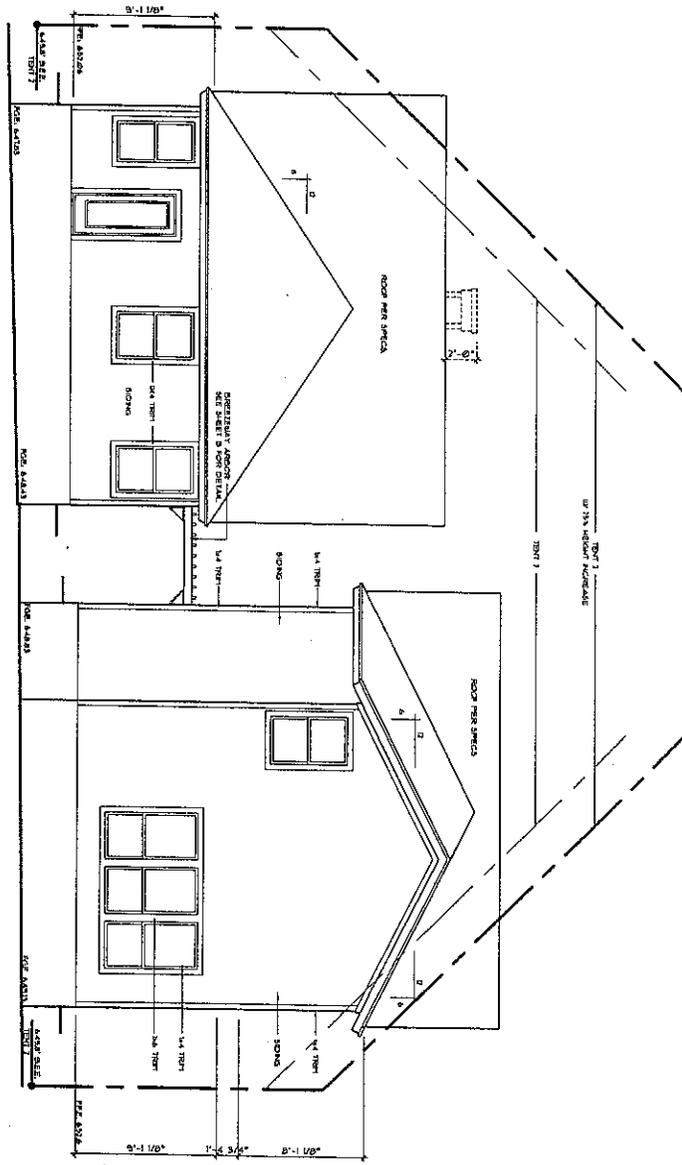
C-0008-1036.DWG 11/04/11

05-28-08

KIPP FLORES ARCHITECTS®
 © (512) 335-5477 (fax) (512) 335-5852
 11776 Jollyville Rd., Suite 100 Austin, Texas 78759

Due to weather, a construction schedule and details is construction method.
 All dimensions and details are approximate and subject to change. Make
 measurements and check plans in every connection with field work.
 Should any changes be made in these plans by Kipp Flores or his representatives,
 Kipp Flores will be notified and approved.

GRASON COMMUNITIES, LTD.



PLAN 1411LB

PLAN 1330 REA

REAR ELEVATION

NOTES:
 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL SCHEDULE.
 3. ALL MATERIALS TO BE AS SHOWN ON THE ARCHITECTURAL SCHEDULE.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE STATE OF TEXAS.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
 6. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE.
 7. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE.
 8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE.
 9. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 10. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL (NSC) CODES.
 11. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ARCHITECTURAL ASSOCIATION (NAA) CODES.
 12. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTS (NAAB) CODES.
 13. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL ENGINEERS (NAAE) CODES.
 14. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL ENGINEERS (NAAE) CODES.
 15. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL ENGINEERS (NAAE) CODES.



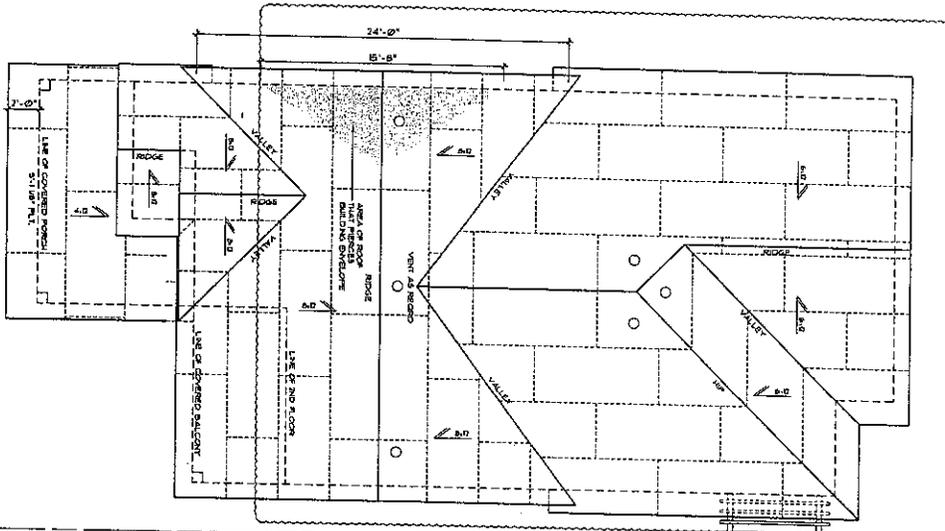
KIPP FLORES ARCHITECTS®
 © (512) 335-6477 fax (512) 335-6552
 11778 Johnny Rd, Suite 100 Austin, Texas 78750

You to maintain in accordance with the code and standards in construction methods, all drawings and conditions are approximate and not any part of the contract. The contractor shall be responsible for checking plans to other standards and local codes. Should any changes be made to these plans by the contractor, the contractor shall be liable for all associated costs and specifications.

GRASON COMMUNITIES, LTD.

1308 and 1304
 NOV 07 2011
 05-58-08

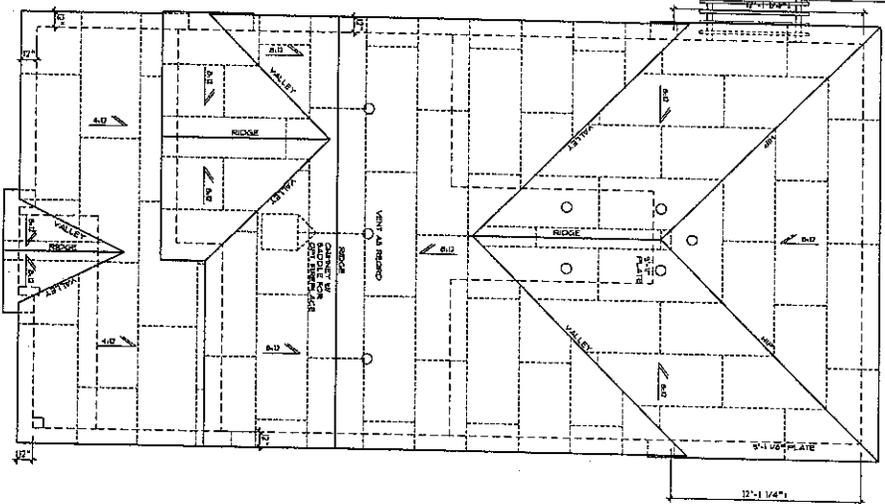
1304 2nd 1304



REVISIONS TO PLAN 1302 RFA: 01-11-04
 01-11-04: REVISED TO REFLECT CHANGES TO ROOF ENVELOPE
 01-11-04: REVISED TO REFLECT CHANGES TO ROOF ENVELOPE

ROOF PLAN
 SCALE: 1/8" = 1'-0"
PLAN 1302 RFA

NOTES:
 1. ALL ROOF RISES TO HAVE LIGHT
 2. ALL ROOF RISES TO HAVE LIGHT
 3. ALL ROOF RISES TO HAVE LIGHT
 4. ALL ROOF RISES TO HAVE LIGHT
 5. ALL ROOF RISES TO HAVE LIGHT
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 7. ALL ROOF RISES TO HAVE LIGHT
 8. ALL ROOF RISES TO HAVE LIGHT
 9. ALL ROOF RISES TO HAVE LIGHT
 10. ALL ROOF RISES TO HAVE LIGHT



REVISIONS TO PLAN 1411 LFB: 01-11-04
 01-11-04: REVISED TO REFLECT CHANGES TO ROOF ENVELOPE
 01-11-04: REVISED TO REFLECT CHANGES TO ROOF ENVELOPE

ROOF PLAN
 SCALE: 1/8" = 1'-0"
PLAN 1411 LFB



REVISED 05-05-04 ADJUST FLOORING LINES IN KITCH (2A)
 REVISED 06-04-05 / REVISED, FILED
 REVISED 06-04-05 / BY ELDOR OKSET (RUR)

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

For the welfare in construction methods and details in construction materials, all dimensions and directions are approximate and may vary per site. Builder accepts full responsibility for checking plans to exact conditions on the job. Should any changes be made to these plans by builder or his representatives, builder assumes full liability for omissions, errors and specifications.

GRASON COMMUNITIES, LTD.

1308 and 1304
 06-03-09

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

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

11/29/2011

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

§ 25-1-22 MEASUREMENTS.

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- (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;
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 - (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

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- (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.**

RESUBDIVISION OF LOT B-1 OF SALEM CENTER

THIS SUBDIVISION PLAN IS LOCATED WITHIN THE FULLY ADJACENT LOT B-1 OF SALEM CENTER, SALEM CENTER, TEXAS, AS SHOWN ON THE ORIGINAL SUBDIVISION PLAN RECORDED IN THE PUBLIC RECORDS OF SALEM CENTER, TEXAS, UNDER RECORD NO. 2007002885, DATED OCTOBER 11, 2007.

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

[Signature]
CITY CLERK

THE STATE OF TEXAS

DAVID L. FIELD, COUNTY CLERK
COUNTY OF BEXAR
RECORDED IN THE PUBLIC RECORDS OF SALEM CENTER, TEXAS, UNDER RECORD NO. 2007002885, DATED OCTOBER 11, 2007.



DAVID L. FIELD
COUNTY CLERK
COUNTY OF BEXAR

LOTS	SO. FT.	AGENTS	LOT#	SO. FT.	ACRES
1	51.00	0.12	25	41.92	0.10
2	51.00	0.12	26	41.92	0.10
3	51.00	0.12	27	41.92	0.10
4	51.00	0.12	28	41.92	0.10
5A	133.75	0.31	29	133.75	0.31
5B	133.75	0.31	30	133.75	0.31
6A	334.85	0.77	31	334.85	0.77
6B	334.85	0.77	32	334.85	0.77
7	756.1	1.73	33	756.1	1.73
8	1412.2	3.23	34	1412.2	3.23
9	1412.2	3.23	35	1412.2	3.23
10A	463.8	1.05	36	463.8	1.05
10B	463.8	1.05	37	463.8	1.05
11A	463.8	1.05	38	463.8	1.05
11B	463.8	1.05	39	463.8	1.05
12A	463.8	1.05	40	463.8	1.05
12B	463.8	1.05	41	463.8	1.05
13A	463.8	1.05	42	463.8	1.05
13B	463.8	1.05	43	463.8	1.05
14A	463.8	1.05	44	463.8	1.05
14B	463.8	1.05	45	463.8	1.05
15A	463.8	1.05	46	463.8	1.05
15B	463.8	1.05	47	463.8	1.05
16A	463.8	1.05	48	463.8	1.05
16B	463.8	1.05	49	463.8	1.05
17A	463.8	1.05	50	463.8	1.05
17B	463.8	1.05	51	463.8	1.05
18A	463.8	1.05	52	463.8	1.05
18B	463.8	1.05	53	463.8	1.05
19A	463.8	1.05	54	463.8	1.05
19B	463.8	1.05	55	463.8	1.05
20A	463.8	1.05	56	463.8	1.05
20B	463.8	1.05	57	463.8	1.05
21A	463.8	1.05	58	463.8	1.05
21B	463.8	1.05	59	463.8	1.05
22A	463.8	1.05	60	463.8	1.05
22B	463.8	1.05	61	463.8	1.05
23A	463.8	1.05	62	463.8	1.05
23B	463.8	1.05	63	463.8	1.05
24A	463.8	1.05	64	463.8	1.05
24B	463.8	1.05	65	463.8	1.05
25A	463.8	1.05	66	463.8	1.05
25B	463.8	1.05	67	463.8	1.05
26A	463.8	1.05	68	463.8	1.05
26B	463.8	1.05	69	463.8	1.05
27A	463.8	1.05	70	463.8	1.05
27B	463.8	1.05	71	463.8	1.05
28A	463.8	1.05	72	463.8	1.05
28B	463.8	1.05	73	463.8	1.05
29A	463.8	1.05	74	463.8	1.05
29B	463.8	1.05	75	463.8	1.05
30A	463.8	1.05	76	463.8	1.05
30B	463.8	1.05	77	463.8	1.05
31A	463.8	1.05	78	463.8	1.05
31B	463.8	1.05	79	463.8	1.05
32A	463.8	1.05	80	463.8	1.05
32B	463.8	1.05	81	463.8	1.05
33A	463.8	1.05	82	463.8	1.05
33B	463.8	1.05	83	463.8	1.05
34A	463.8	1.05	84	463.8	1.05
34B	463.8	1.05	85	463.8	1.05
35A	463.8	1.05	86	463.8	1.05
35B	463.8	1.05	87	463.8	1.05
36A	463.8	1.05	88	463.8	1.05
36B	463.8	1.05	89	463.8	1.05
37A	463.8	1.05	90	463.8	1.05
37B	463.8	1.05	91	463.8	1.05
38A	463.8	1.05	92	463.8	1.05
38B	463.8	1.05	93	463.8	1.05
39A	463.8	1.05	94	463.8	1.05
39B	463.8	1.05	95	463.8	1.05
40A	463.8	1.05	96	463.8	1.05
40B	463.8	1.05	97	463.8	1.05
41A	463.8	1.05	98	463.8	1.05
41B	463.8	1.05	99	463.8	1.05
42A	463.8	1.05	100	463.8	1.05
42B	463.8	1.05	101	463.8	1.05

ORAINAGE NOTES:
1. ALL STREETS, DRIVEWAYS, SIDEWALKS, EROSION CONTROLS, AND UTILITY AND WASTEWATER FACILITIES SHALL BE CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.
2. NO STRUCTURE SHALL BE CONSTRUCTED UNTIL THE LOTS HAVE BEEN SUBDIVIDED INTO LOTS.

THIS PLAN IS COMPLETED ACCORDANT AND IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN AS RECORDED IN CHAPTER 64-9-152. THE 100-YEAR FLOOD PLAIN AS DETERMINED BY REGULATIONS IS COMPARED WITHIN THE ORAINAGE (ELEVATION) SHOWN HEREON. NO PORTION OF THE FLOOD PLAIN WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL AGENCY FOR HYDROLOGIC DATA AND INFORMATION (FEMA) IS UNDESIRABLE.

DAVID L. FIELD
COUNTY CLERK
COUNTY OF BEXAR

ENVIRONMENTAL NOTES:
1. THE PROPERTY IS NOT INCLUDED IN ANY FEDERAL OR STATE REGISTERED FOR ALL CONSTRUCTION ON EACH LOT.
2. THERE ARE NO FEDERAL, STATE, OR LOCAL REGULATIONS, ORDINANCES, PERMITS, OR OTHER REQUIREMENTS FOR THE CONSTRUCTION OF THIS PROJECT.
3. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH DISTURBED AREAS.
4. THE FOLLOWING LOTS ARE SITUATED WITHIN THE 100-YEAR FLOOD PLAIN: 1, 2, 3, 4, 5A, 5B, 6A, 6B, 7, 8, 9, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24A, 24B, 25A, 25B, 26A, 26B, 27A, 27B, 28A, 28B, 29A, 29B, 30A, 30B, 31A, 31B, 32A, 32B, 33A, 33B, 34A, 34B, 35A, 35B, 36A, 36B, 37A, 37B, 38A, 38B, 39A, 39B, 40A, 40B, 41A, 41B, 42A, 42B.

DAVID L. FIELD
COUNTY CLERK
COUNTY OF BEXAR

APPROVE ME, THE UNDERSIGNED AUTHORITY, ON THE 22nd DAY OF OCTOBER, 2007, IN THE CITY OF AUSTIN, TEXAS, AS SHOWN ON THE ORIGINAL SUBDIVISION PLAN RECORDED IN THE PUBLIC RECORDS OF SALEM CENTER, TEXAS, UNDER RECORD NO. 2007002885, DATED OCTOBER 11, 2007.

GENERAL UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF OCTOBER, 2007.

DAVID L. FIELD
COUNTY CLERK
COUNTY OF BEXAR

PLAT NOTES:
1. THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED.
2. CLASSIFIED AS SUBDIVISION.
3. THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
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31. THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
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41. THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
42. THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

LENZ & ASSOCIATES, INC.
COMPLIANT PROFESSIONAL LAND SURVEYING SERVICES
1714 FORT LEW ROY, SUITE 101
AUSTIN, TEXAS 78704
(512) 443-1174

LOT B-1 OF SALEM CENTER
RESUBDIVISION OF
HOWARD ENGINEERS, INC.
4809 Russell Drive
Austin, Texas 78724
Phone: (512) 448-0091
Fax: (512) 448-0099
Email: hinc@ahe.com

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:

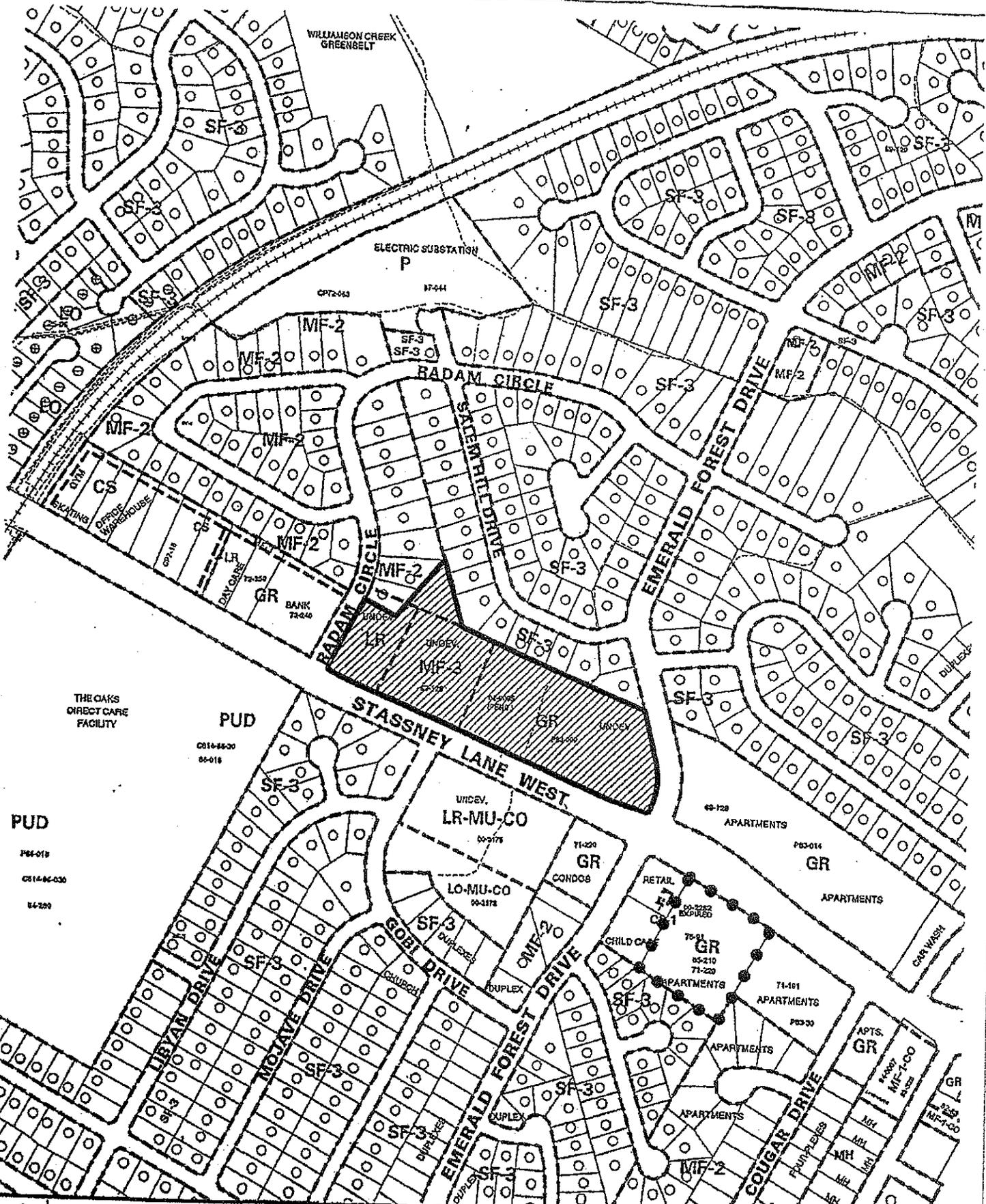
PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district and community commercial (GR) district to 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.



WILLIAMSON CREEK GREENBELT
ELECTRIC SUBSTATION P
CP72-053 17444

THE OAKS DIRECT CARE FACILITY
PUD
C014-86-00
06-018

PUD
766-018
C014-86-030
04-200

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