

CITY OF AUSTIN
ROW # 10678677

CASE # 2011-102192R

TCAD # 0413110943

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1312 Central Park Ct

LEGAL DESCRIPTION: Subdivision - Salem Center

Lot(s) SB 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 the Sidewall articulation Requirement

in a SF-6 Co 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~~ 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.

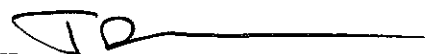
**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

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 Jim Nance
Signature  Date 11-10-11

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2011-102192R
 Building Permit No. _____
 Plat No. _____ Date 11-9-11
 Reviewer Brent Hendricks

PRIMARY PROJECT DATA

Service Address 1312 Central Park Ct Tax Parcel No. 04131109430000
 Legal Description _____

Lot 5B 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

☐ Duplex

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

Remodel (specify) _____

Addition (specify) _____

Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF-610

Height of Principal building 28'2 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 5846.12 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 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 _____

DRIVEWAY/ SIDEWALK Contractor KRM Concrete

FAX 512-328-5523

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 with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.


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

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

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


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

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

APPLICANT'S SIGNATURE  DATE 11-8-11

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

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

Service Address 1312 Central Park Ct
Applicant'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.	711 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	581 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.	267 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.	58 sq.ft.
j. Balconies	sq.ft.	— 88 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. 1705 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)
40% 1124 sq.ft.
19.22 % 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>1124</u> sq.ft.
b. Driveway area on private property	<u>1615</u> sq.ft.
c. Sidewalk / walkways on private property	<u>38</u> sq.ft.
d. Uncovered patios	— sq.ft.
e. Uncovered wood decks [may be counted at 50%]	— sq.ft.
f. Air conditioner pads	<u>10</u> sq.ft.
g. Concrete decks	— sq.ft.
h. Other (specify) _____	— sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2787 sq.ft.
47.7 % of lot

55%

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.

Previous Address 1316 Central Park Ct. + 1312 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.	<u>1802</u> sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	sq. ft.	<u>—</u> sq. ft.
c. TOTAL (add a and b above)	sq. ft.	<u>1802</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>1675</u> sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq. ft.	<u>—</u> sq. ft.
f. TOTAL (add d and e above)	sq. ft.	<u>1675</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.	<u>—</u> sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.	<u>—</u> sq. ft.
i. TOTAL (add g and h above)	sq. ft.	<u>—</u> 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.	<u>—</u> sq. ft.
V. Garage		
k. <input checked="" type="checkbox"/> Attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	<u>332</u> sq. ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	<u>—</u> sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
	sq. ft.	<u>—</u> sq. ft.
VII. TOTAL		
	sq. ft.	<u>3809</u> sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above) 3809 sq. ft.

GROSS AREA OF LOT 12103 sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot) 31.47 sq. ft.

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.



Austin Water Utility

Water & Wastewater Service Plan Verification

(W & WW SPV)

(Please Print or Type)

Customer Name: Treasury Oak Homes Phone: 684-3880 Alternate Phone: _____
Service Address: 1312 Central Park Ct
Lot: 5B Block: A Subdivision/Land Status: Salem Center Tax Parcel ID No.: 04131109430000
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

OSSF (if applicable) Approved by UDS (Signature & Print name)

Date

Phone

AWU Representative

Date

Phone

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 & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

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@treatyoakhomes.com</u>		Fax <u>328-5523</u>
Project Name <u>1312 Central Park Ct</u>	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1312 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: _____

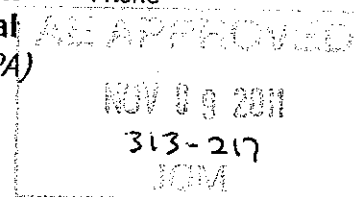
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

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)

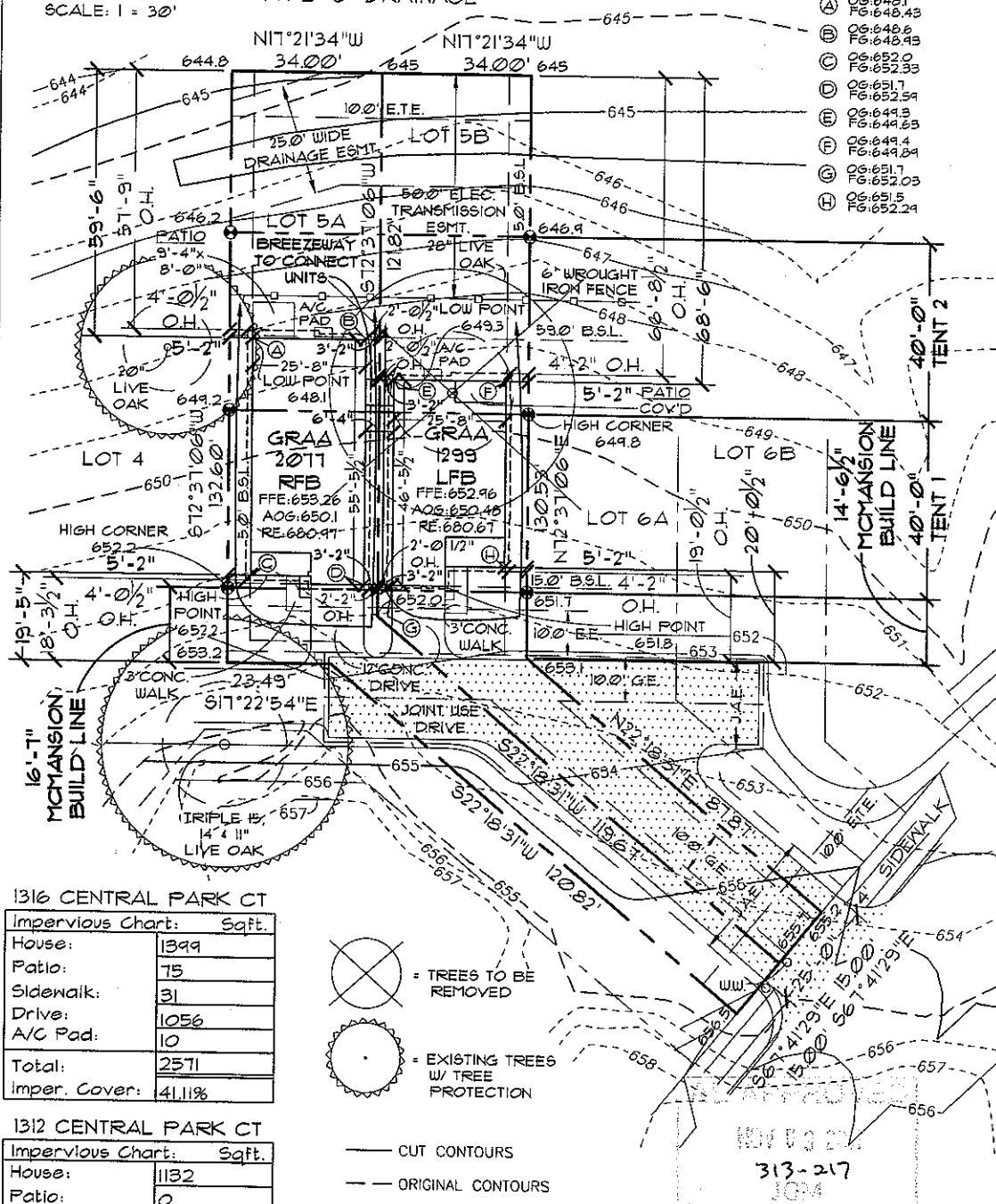
Version 1.1.0.0

All structures, etc. must maintain 7'6"
clearance from AE energized power
lines. Enforced by AE & NESC codes.



SCALE: 1" = 30'

TYPE "C" DRAINAGE



1316 CENTRAL PARK CT

Impervious Chart: Sqft.	
House:	1399
Patio:	75
Sidewalk:	31
Drive:	1056
A/C Pad:	10
Total:	2571
Imper. Cover:	41.11%

1312 CENTRAL PARK CT

Impervious Chart:		Sqft.
House:		1132
Patio:		0
Sidewalk:		38
Drive:		1615
A/C Pad:		10
Total:		2795
Imper. Cover:		47.81%

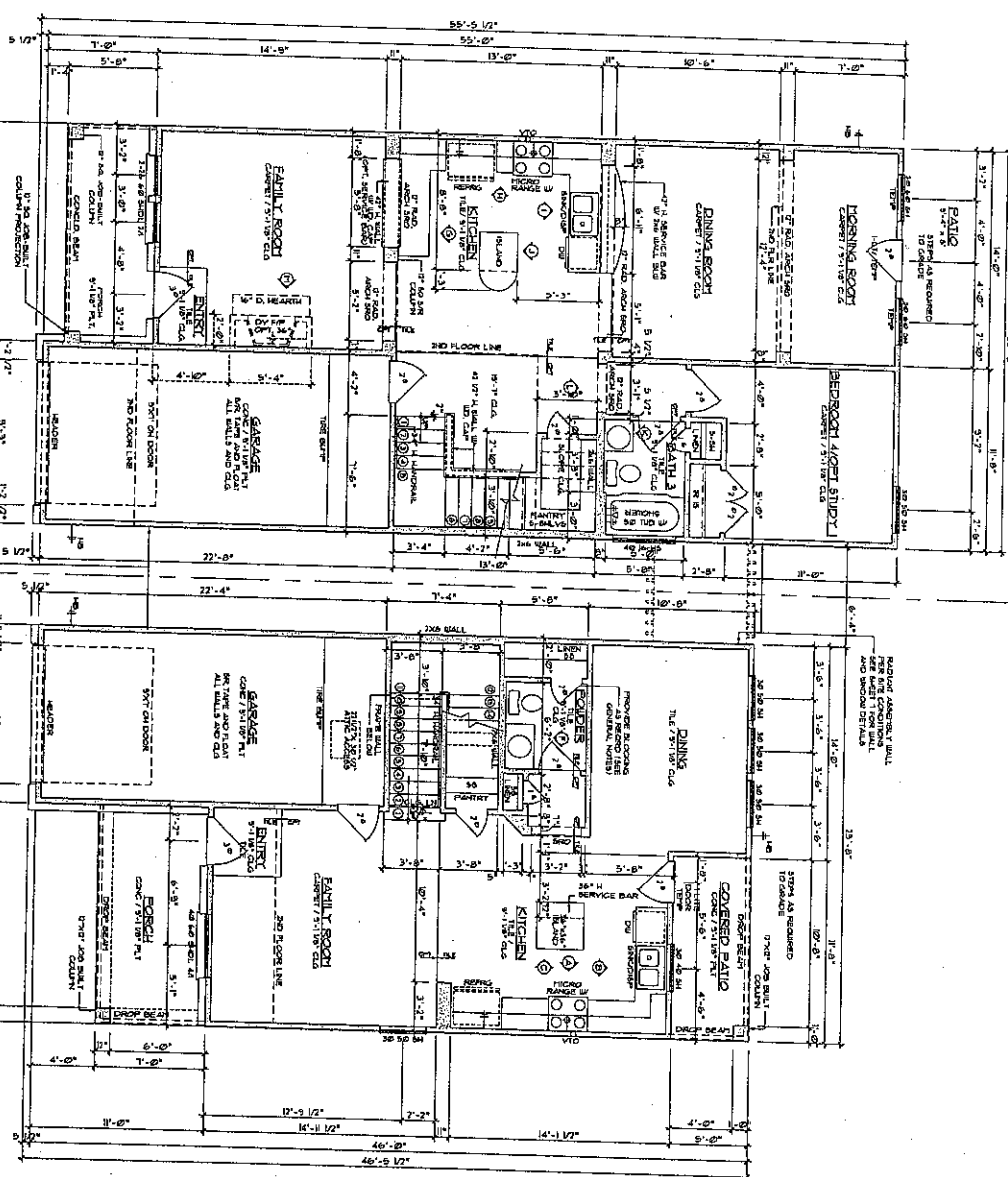
1316 & 1312 CENTRAL PARK CT.
REV. 10/31/11 CHANGE TO LEGAL SHEET

All structures etc. must maintain 2'6" clearance from AE energized power

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

Square Footage Chart
PLAN 2071 R2B

AREA	1ST FLOOR	2ND FLOOR	TOTAL
1ST FLOOR	1030	1030	2060
2ND FLOOR	000	1030	1030
TOTAL	1030	1030	2060
COVERED PATIO	116	116	232
PORCH	11	11	22
COVERED PATIO	11	11	22
TOTAL	116	116	232
SOURCE: PROVIDED BY VARY DUE TO METHOD OF CALCULATION			



FIRST FLOOR PLAN
DATE: 10-1-88
PLANS ARE COMPLIANT W/ 2009 IRC

SECOND FLOOR PLAN
DATE: 10-1-88
PLANS ARE COMPLIANT W/ 2009 IRC

ALL DIMENSIONS ARE IN FEET AND INCHES.
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
PROVIDE FINISHES IN ALL AREAS.
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
PROVIDE FINISHES IN ALL AREAS.

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ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
PROVIDE FINISHES IN ALL AREAS.

WORKING SHEET
SQUARE FOOTAGE CHART
PLAN 2071 R2B

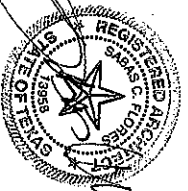
AREA	1ST FLOOR	2ND FLOOR	TOTAL
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Square Footage Chart
PLAN 2071 R2B

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COVERED PATIO	116	116	232
PORCH	11	11	22
COVERED PATIO	11	11	22
TOTAL	116	116	232

FLOOR AREA RATIO

AREA	1ST FLOOR	2ND FLOOR	TOTAL
1ST FLOOR	1030	1030	2060
2ND FLOOR	000	1030	1030
TOTAL	1030	1030	2060
COVERED PATIO	116	116	232
PORCH	11	11	22
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TOTAL	116	116	232

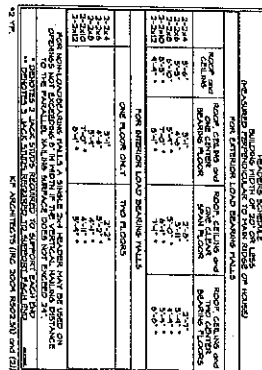


NOV 9 7 2011
1318
1318
1318

10/20/11

KIPP FLORES ARCHITECTS
© (512) 335-6477 fax (512) 335-6662
11778 Jollyville Rd., Suite 100 Austin, Texas 78759

TREATY OAK HOMES



Due to variations in construction methods and thereby in construction materials, all dimensions and elevations are approximated and may vary per plot. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made in these plans by Builder or his representatives, Builder assumes full liability for extended plans and construction.

TREATY OAK HOMES

KIPP★FLORES
ARCHITECTS®
© (512) 335-5477 fax (512) 335-5852
776 Jollyville Rd., Suite 100 Austin, Texas 78758

2ND FLOOR PLAN
SCALE 1/8"=1'-0"

NOTES	PLANS ARE COMPLAINT W/ 100% INC
BY 10/10/1987, ALL LOTS TO BE MADE TO 10' W/ 10' SIDE W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE	PROVIDE IDENTIFIED 04-45 W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE
PROVIDE IDENTIFIED 04-45 W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE	PROVIDE IDENTIFIED 04-45 W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE W/ 10' SIDE LOTS TO BE MADE TO 10' W/ 10' SIDE

PLAN 2017 FEB

PLAN 1299 LFB

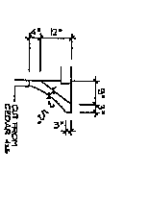
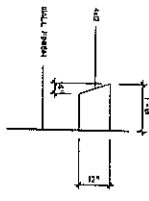
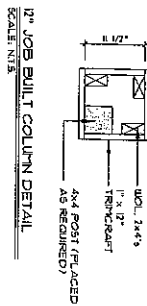
1316 and 1312
NOV 9 7 2011

REGISTERED ARCHITECT
SABES C. HODGES
3000 E. 15th Ave.
DENVER, CO 80202
303.733.8865

10/20/11

1178

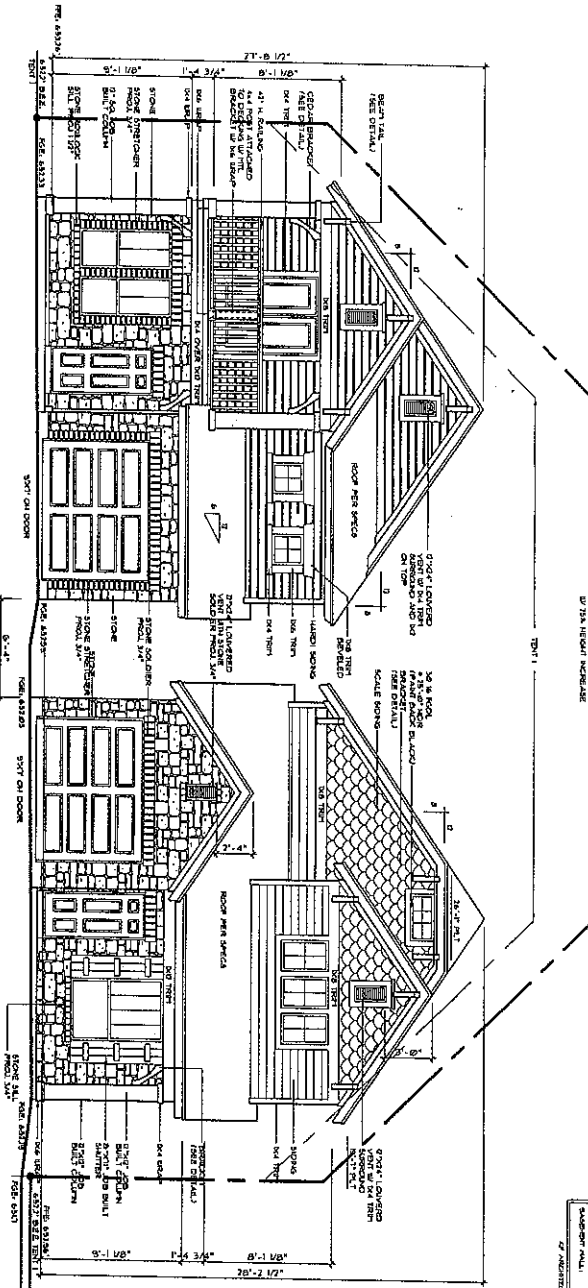
SCHEDULE OF FINISHES			
FINISHES TO BE USED UNLESS OTHERWISE NOTED			
NO.	FINISH	LOCATION	FINISH
1	PAINT	INTERIOR WALLS	WHITE
2	PAINT	INTERIOR CEILING	WHITE
3	PAINT	EXTERIOR WALLS	WHITE
4	PAINT	EXTERIOR CEILING	WHITE
5	PAINT	EXTERIOR FLOORS	WHITE
6	PAINT	EXTERIOR ROOF	WHITE
7	PAINT	EXTERIOR PORCH	WHITE
8	PAINT	EXTERIOR STAIRS	WHITE
9	PAINT	EXTERIOR BALCONY	WHITE
10	PAINT	EXTERIOR TERRACE	WHITE
11	PAINT	EXTERIOR DRIVEWAY	WHITE
12	PAINT	EXTERIOR GARAGE	WHITE
13	PAINT	EXTERIOR PORCH	WHITE
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24	PAINT	EXTERIOR GARAGE	WHITE
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26	PAINT	EXTERIOR STAIRS	WHITE
27	PAINT	EXTERIOR BALCONY	WHITE
28	PAINT	EXTERIOR TERRACE	WHITE
29	PAINT	EXTERIOR DRIVEWAY	WHITE
30	PAINT	EXTERIOR GARAGE	WHITE



BRACKET DETAIL
SCALE N/A

SCHEDULE OF FINISHES			
FINISHES TO BE USED UNLESS OTHERWISE NOTED			
NO.	FINISH	LOCATION	FINISH
1	PAINT	INTERIOR WALLS	WHITE
2	PAINT	INTERIOR CEILING	WHITE
3	PAINT	EXTERIOR WALLS	WHITE
4	PAINT	EXTERIOR CEILING	WHITE
5	PAINT	EXTERIOR FLOORS	WHITE
6	PAINT	EXTERIOR ROOF	WHITE
7	PAINT	EXTERIOR PORCH	WHITE
8	PAINT	EXTERIOR STAIRS	WHITE
9	PAINT	EXTERIOR BALCONY	WHITE
10	PAINT	EXTERIOR TERRACE	WHITE
11	PAINT	EXTERIOR DRIVEWAY	WHITE
12	PAINT	EXTERIOR GARAGE	WHITE
13	PAINT	EXTERIOR PORCH	WHITE
14	PAINT	EXTERIOR STAIRS	WHITE
15	PAINT	EXTERIOR BALCONY	WHITE
16	PAINT	EXTERIOR TERRACE	WHITE
17	PAINT	EXTERIOR DRIVEWAY	WHITE
18	PAINT	EXTERIOR GARAGE	WHITE
19	PAINT	EXTERIOR PORCH	WHITE
20	PAINT	EXTERIOR STAIRS	WHITE
21	PAINT	EXTERIOR BALCONY	WHITE
22	PAINT	EXTERIOR TERRACE	WHITE
23	PAINT	EXTERIOR DRIVEWAY	WHITE
24	PAINT	EXTERIOR GARAGE	WHITE
25	PAINT	EXTERIOR PORCH	WHITE
26	PAINT	EXTERIOR STAIRS	WHITE
27	PAINT	EXTERIOR BALCONY	WHITE
28	PAINT	EXTERIOR TERRACE	WHITE
29	PAINT	EXTERIOR DRIVEWAY	WHITE
30	PAINT	EXTERIOR GARAGE	WHITE

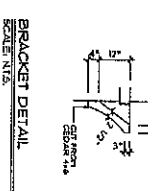
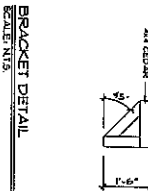
NOTE: THIS CHART DOES NOT REFLECT ANY PLAN OPTIONS OFFERED. FINISH DOES NOT INCLUDE WINDOW AND DOOR AREA.



FRONT ELEVATION
SCALE N/A

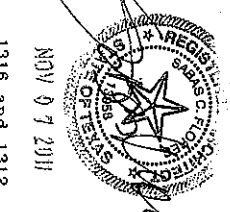
PLAN 2071 RFB

PLAN 1298 LFB



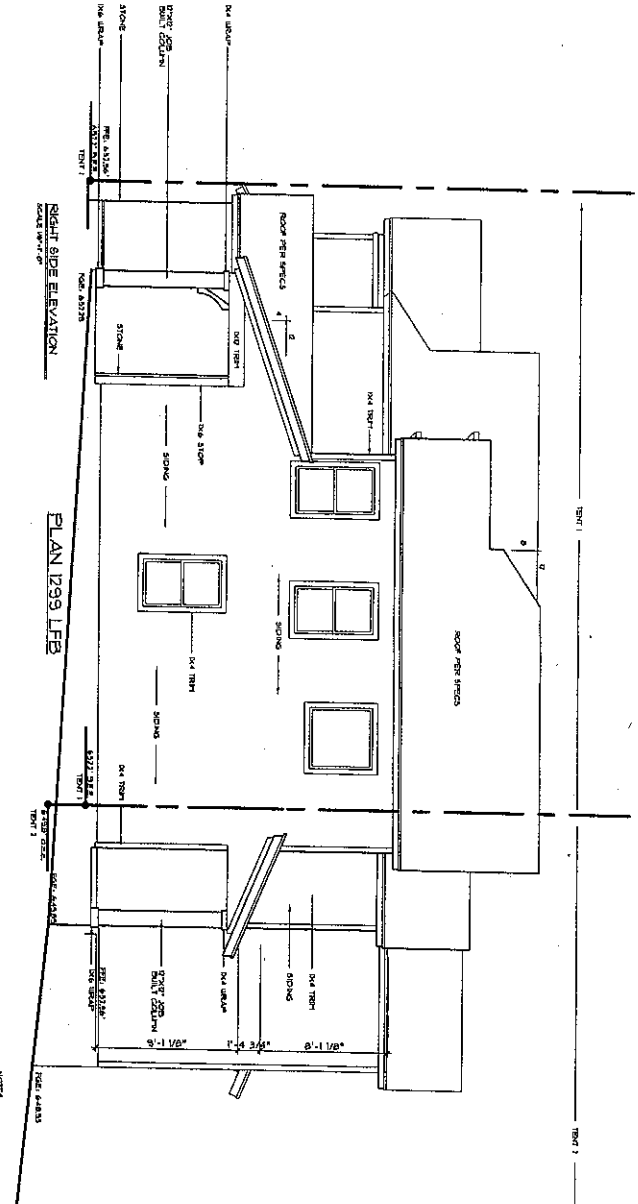
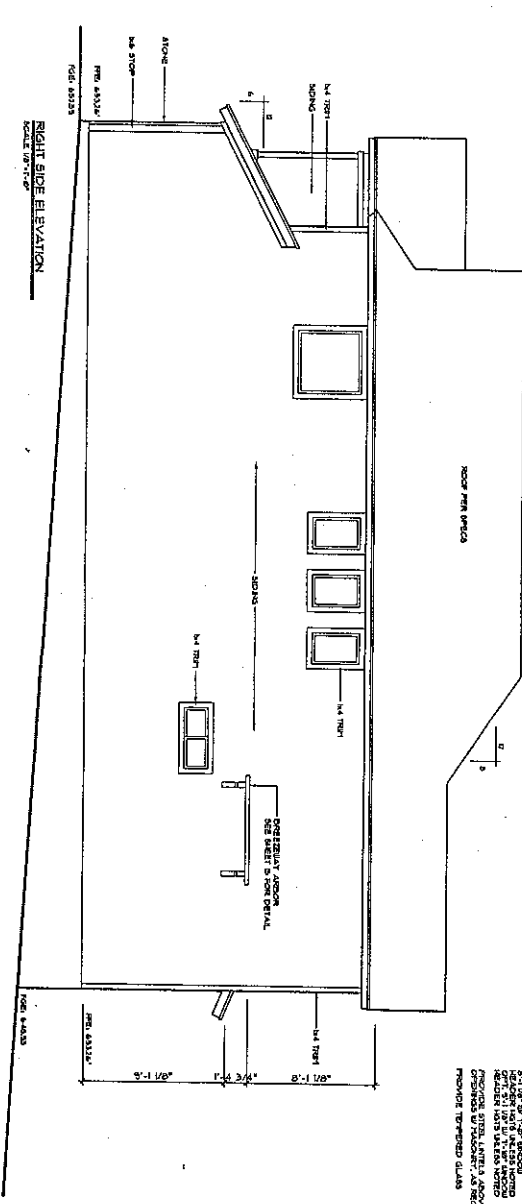
WINDOW TRIM DETAIL
SCALE N/A

SCHEDULE OF FINISHES			
FINISHES TO BE USED UNLESS OTHERWISE NOTED			
NO.	FINISH	LOCATION	FINISH
1	PAINT	INTERIOR WALLS	WHITE
2	PAINT	INTERIOR CEILING	WHITE
3	PAINT	EXTERIOR WALLS	WHITE
4	PAINT	EXTERIOR CEILING	WHITE
5	PAINT	EXTERIOR FLOORS	WHITE
6	PAINT	EXTERIOR ROOF	WHITE
7	PAINT	EXTERIOR PORCH	WHITE
8	PAINT	EXTERIOR STAIRS	WHITE
9	PAINT	EXTERIOR BALCONY	WHITE
10	PAINT	EXTERIOR TERRACE	WHITE
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28	PAINT	EXTERIOR TERRACE	WHITE
29	PAINT	EXTERIOR DRIVEWAY	WHITE
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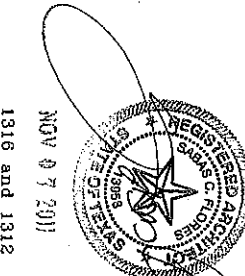


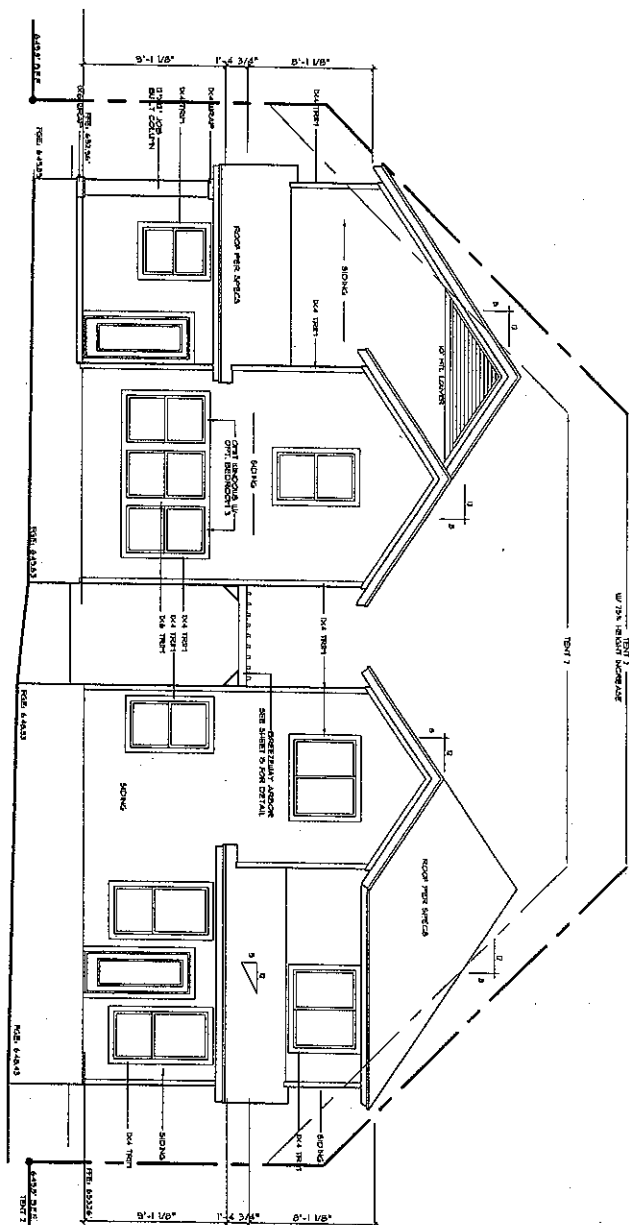
KIPP FLORES ARCHITECTS
11776 Jollyville Rd. Suite 100 Austin, Texas 78759
Phone: 512.335.4477 Fax: 512.335.4478
www.kippflores.com

TREATY OAK HOMES



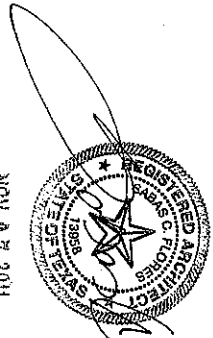
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE SPECIFICATIONS.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.





PLAN 1299 LFB

PLAN 12011 RFB



NOV 07 2011

1316 and 1312
CENTRAL BABY PRINTING

KIPP FLORES ARCHITECTS®
 © (512) 335-6477 fax (512) 335-6452
 11776 Jollyville Rd., Suite 100 Austin, Texas 78750

Due to variations in construction materials and methods in construction practice, all dimensions and materials are approximate and may vary per plan. Buyer accepts all responsibility for checking plans to ensure conformity with local codes. Check any changes to make in these plans by holder or its representatives. Holder reserves all liability for unexecuted plans and specifications.

TREATY OAK HOMES

10/20/11
Sheet

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 (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.

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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.

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

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Sent: Friday, November 18, 2011 12:18 PM
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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.
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- (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.**

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.

