

CITY OF AUSTIN  
ROW # 10678679

CASE # 2011-102194R  
TCAD # 0413110944

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1316 Central Park Ct

LEGAL DESCRIPTION: Subdivision - Salem Center

Lot(s) 5A 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-660 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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REASONABLE USE:

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

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

REQUEST:

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

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

AREA CHARACTER:

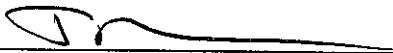
3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

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

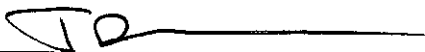
**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION**

**GENERAL MODIFICATION WAIVER**

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

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

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

Mailing Address Same  
City, State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Printed Name Jim Nance  
Signature  Date 11-10-11

## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2011-102194R

Building Permit No. \_\_\_\_\_

Plat No. \_\_\_\_\_

Date 11-9-11Reviewer Brent Hendricks

## PRIMARY PROJECT DATA

Service Address 1316 Central Park Ct

Legal Description

Lot 5A Block A Subdivision Resub of Lot B-1 of Salem Center Section \_\_\_\_\_ Phase \_\_\_\_\_Tax Parcel No. 04131109440000

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

Addition (specify) \_\_\_\_\_

Garage attached detached

Carport attached detached

Pool

Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) SF-660- Height of Principal building 27'8 1/2" ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_- Does this site currently have water and wastewater availability? ☒ Yes \_\_\_\_\_ No. If no, please contact the

Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? \_\_\_\_\_ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.Does this site have a Board of Adjustment ruling? \_\_\_\_\_ Yes ☒ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? \_\_\_\_\_ Yes ☒ NoDoes this site front a paved street? ☒ Yes \_\_\_\_\_ No A paved alley? \_\_\_\_\_ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes \_\_\_\_\_ NoVALUATIONS FOR  
REMODELS ONLY

Building \$ \_\_\_\_\_

Electrical \$ \_\_\_\_\_

Mechanical \$ \_\_\_\_\_

Plumbing \$ \_\_\_\_\_

Driveway/  
Sidewalk \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_  
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION  
OR ADDITIONS ONLY

Lot Size 6254.41 sq.ft.

Job Valuation - Principal Building \$ 100000.00  
(Labor and materials)

Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
(Labor and materials)

**TOTAL JOB VALUATION**  
(sum of remodels and additions)

\$ \_\_\_\_\_  
(Labor and materials)

PERMIT FEES  
(For office use only)

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

## OWNER / BUILDER INFORMATION

OWNER	Name <u>Treaty Oak Homes, LLC.</u>	Telephone (h) _____ (w) <u>512-681-3881</u>
BUILDER	Company Name <u>Treaty Oak Homes, LLC.</u>	Telephone <u>512-681-3881</u>
	Contact/Applicant's Name <u>Jim Nance</u>	Pager _____ FAX <u>512-328-5523</u>
DRIVEWAY/ SIDEWALK	Contractor <u>KRM Concrete</u>	Telephone <u>512-252-1085</u>
CERTIFICATE OF OCCUPANCY	Name <u>Treaty Oak Homes, LLC.</u>	Telephone _____
	Address <u>205 Wild Basin Rd. S. Bldg 2, Ste A.</u>	City <u>Austin</u> ST <u>Texas</u> ZIP <u>78745</u>

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

\_\_\_\_\_ telephone

☒ e-mail: JimN@treaty-oak-homes.comYou may check the status of this application at [www.ci.austin.tx.us/development/pierivr.htm](http://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 1316 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 <sup>st</sup> floor conditioned area	sq.ft.		1058	sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.		1013	sq.ft.
c. 3 <sup>rd</sup> 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.		256	sq.ft.
detached	sq.ft.		256	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.		71	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.		81	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. 2479 sq.ft.

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

1466 sq.ft.  
23.4 % of lot

**IMPERVIOUS COVERAGE**

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>1466</u>	sq.ft.
b. Driveway area on private property	<u>1056</u>	sq.ft.
c. Sidewalk / walkways on private property	<u>31</u>	sq.ft.
d. Uncovered patios	<u>75</u>	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.)

2638 sq.ft.  
42.1 % 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 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.

	Existing	New / Addition
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	1802 sq. ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq. ft.	sq. ft.
c. TOTAL (add a and b above)	sq. ft.	1802 sq. ft.
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	1675 sq. ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq. ft.	sq. ft.
f. TOTAL (add d and e above)	sq. ft.	1675 sq. ft.
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.	sq. ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
i. TOTAL (add g and h above)	sq. ft.	sq. ft.
<b>IV. Basement Gross Area</b>		
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.
<b>V. Garage</b>		
k. <input checked="" type="checkbox"/> Attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	332 sq. ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	sq. ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)		
	sq. ft.	sq. ft.
<b>VII. TOTAL</b>		
	sq. ft.	3809 sq. ft.

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

GROSS AREA OF LOT

3809 sq. ft.  
12103 sq. ft.

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

31.47 sq. ft.

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.



# 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: 1316 Central Park Ct

Lot: 5A Block: A Subdivision/Land Status: Salem Center Tax Parcel ID No.: 041311094 46000

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: 3

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: 3/8" 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. 10<sup>th</sup> 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 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 10<sup>th</sup> 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

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 $\phi$  or 225 amps 3 $\phi$***

☐ 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><del>Jim Nance</del> jinn@treaty oak homes.com</u>		Fax <u>328-5827</u>
Project Name <u>1316 Central Park</u>	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1316 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 $\phi$ ) or <input type="checkbox"/> Three-phase (3 $\phi$ )
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: \_\_\_\_\_  
\_\_\_\_\_

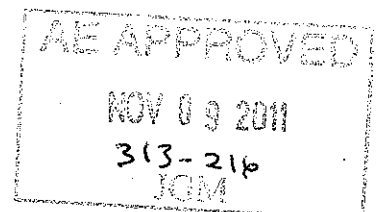
ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

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)***

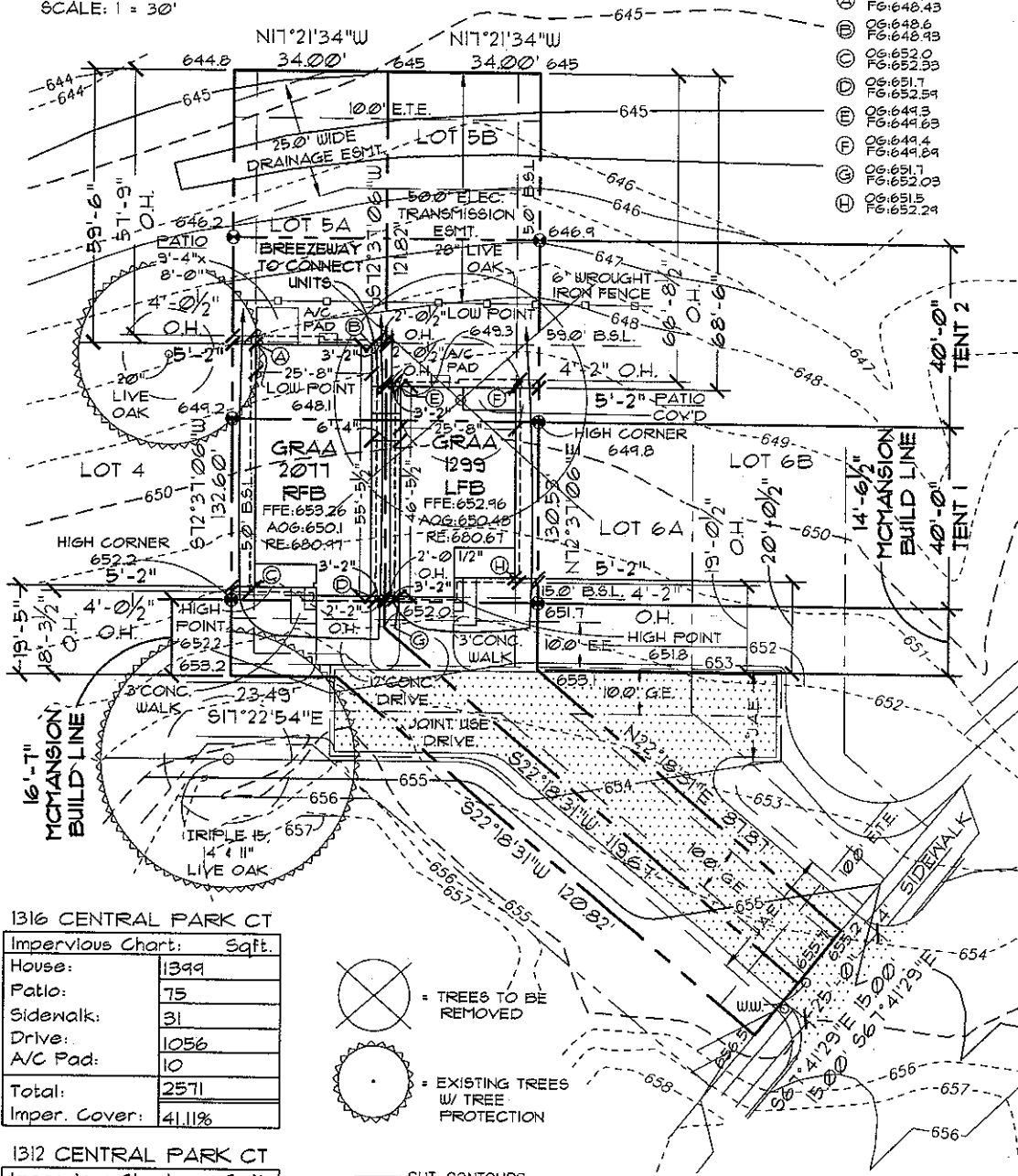
Version 1.1.0.0

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



SCALE: 1" = 30'

TYPE "C" DRAINAGE



- (A) 06.648.1  
FG.648.43
- (B) 06.648.6  
FG.648.43
- (C) 06.652.0  
FG.652.33
- (D) 06.651.7  
FG.652.54
- (E) 06.649.3  
FG.649.63
- (F) 06.649.4  
FG.649.84
- (G) 06.651.7  
FG.652.03
- (H) 06.651.5  
FG.652.24

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%

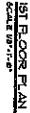
1312 CENTRAL PARK CT

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

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

#### METHOD OF CALCULATION



PLANS ARE COMPLIANT W/ 2009 IRC:

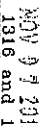
1ST FLOOR PLATE HITS TO BE  
3'-1 1/2" W/ 3'-6" SPACED  
HEADER HITS UNLESS NOTED  
2ND FLOOR PLATE HITS TO BE

PROVIDE TENTHED CLASS  
WATER REQUIRED

ALL WORKED WALLS TO BE 45°  
UNLESS NOTED OTHERWISE

BLOODING REQUIRED-ENTR  
LATERAL, 3/4" OR LARGER NORMAL  
BLOOD BLOODING MUST BE NOTALIZED  
FLUSH WITH 5/16" EDGES OF BATHROOM  
DALLS

SCALING FOOTAGE MAY VARY DUE TO



1316 and 1312

0007-0000 11/04/01

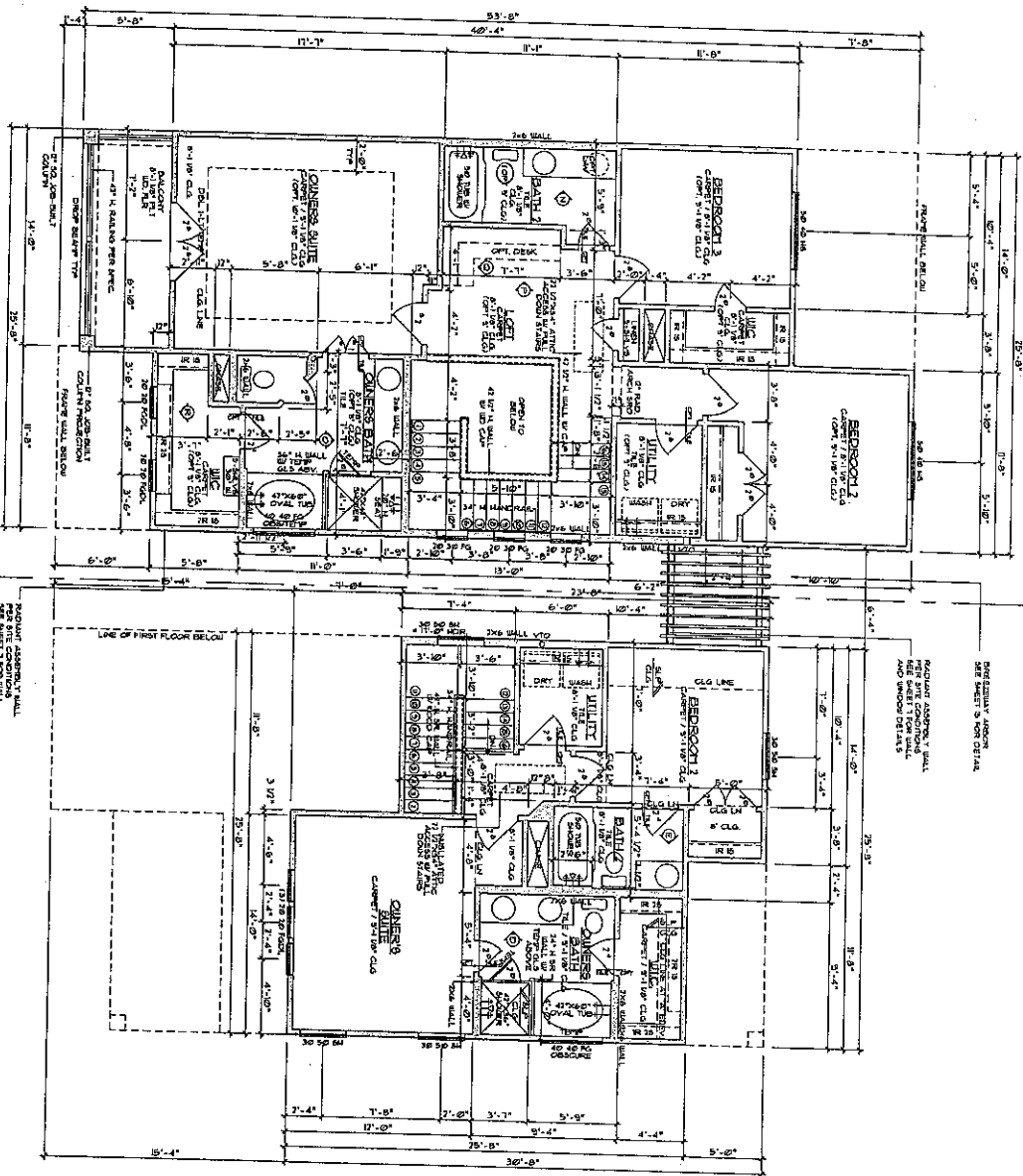
Date 10/25/11

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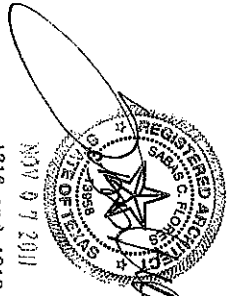
 **KIPP\*FLORES**  
**ARCHITECTS®**  
☎ (512) 336-8477 fax (512) 335-8852  
11776 Jollyville Rd., Suite 100 Austin, Texas 78750

Due to variations in construction methods and theory in construction involving all dimensions and elevations are approximate and may vary per plan. Owner accepts full responsibility for checking plans to ensure conformity to local laws. Should any changes be made in these plans by builder or his representative, builder assumes full liability for commercial plans and specifications.

TREATY OAK HOMES



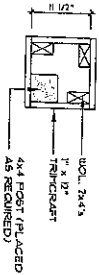
FINISHES			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CEILING	100	SQ. FT.
2	FLOOR	100	SQ. FT.
3	WALL	100	SQ. FT.
4	DOOR	100	SQ. FT.
5	WINDOW	100	SQ. FT.
6	STAIR	100	SQ. FT.
7	BATH	100	SQ. FT.
8	KITCHEN	100	SQ. FT.
9	LIVING	100	SQ. FT.
10	DINING	100	SQ. FT.
11	SLEEPING	100	SQ. FT.
12	CL. LINE	100	SQ. FT.
13	CL. IN	100	SQ. FT.
14	CL. OUT	100	SQ. FT.
15	CL. IN	100	SQ. FT.
16	CL. OUT	100	SQ. FT.
17	CL. IN	100	SQ. FT.
18	CL. OUT	100	SQ. FT.
19	CL. IN	100	SQ. FT.
20	CL. OUT	100	SQ. FT.



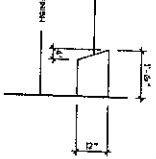
**KIPP FLORES ARCHITECTS**  
 © (512) 335-5477 fax (512) 335-5852  
 11776 Jollyville Rd., Suite 100 Austin, Texas 78758

**TREATY OAK HOMES**

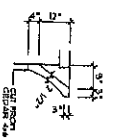
STANDARD FINISHES			
FINISH	DESCRIPTION	FINISH	DESCRIPTION
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2	WOOD	11	WOOD
3	WOOD	12	WOOD
4	WOOD	13	WOOD
5	WOOD	14	WOOD
6	WOOD	15	WOOD
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12" JOB BUILT COLUMN DETAIL  
SCALE: 1/4" = 1'-0"



BRACKET DETAIL  
SCALE: 1/4" = 1'-0"



BRACKET DETAIL  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	QTY.	UNIT	AMOUNT
1	WOOD	1	1000	1000
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3	WOOD	1	1000	1000
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NOTE: THIS CHART DOES NOT REFLECT  
MASONRY PRESENTATION CALCULATED USING NET WALL AREA  
WHICH DOES NOT INCLUDE WINDOW AND DOOR AREA.

PLAN 2011 FEB

FRONT ELEVATION

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

PLAN 1299 LFB



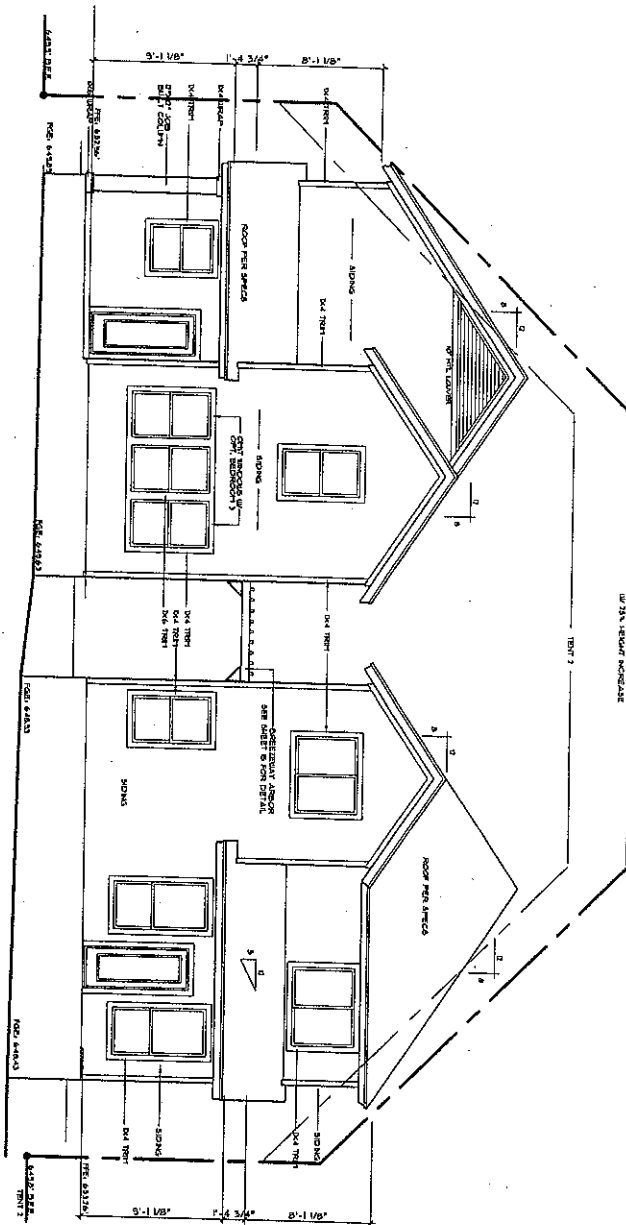
BRACKET DETAIL  
SCALE: 1/4" = 1'-0"

BRACKET DETAIL  
SCALE: 1/4" = 1'-0"

MACHINERY REQUIRED TO BE									
NO.	DESCRIPTION	QTY.	UNIT	AMOUNT	EST. NO.	EST. NO.	EST. NO.	EST. NO.	EST. NO.
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99	WOOD	12	1000	12	1000	12	1000	12	1000
100	WOOD	12	1000	12	1000	12	1000	12	1000







PLAN 1299 LFB

PLAN 2071 RFB



NOV 07 2011

1316 AND 1312  
CENTRAL

AA-C-0007-103C-DWG 11/04/11

10/20/11  
KIPP FLORES  
11770 Jollyville Rd., Suite 100 Austin, Texas 78760  
Tel: (512) 335-5477 Fax: (512) 335-5852  
www.kippflores.com

**KIPP FLORES ARCHITECTS®**  
© (512) 335-5477 fax (512) 335-5852  
11770 Jollyville Rd., Suite 100 Austin, Texas 78760

Due to variations in construction methods and details in construction materials, all dimensions and elevations are approximate and may vary per floor. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Vendor may change the work in these plans by failure to do so. Builder assumes full liability to unexcused plans and specifications.

TREATY OAK HOMES



## 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

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**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,

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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.

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.**

- (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.**



200700285

VICTORIA HSU, P.E., DIRECTOR  
WATERSHED PROTECTION AND DEVELOPMENT REVIEW

THE STATE OF TEXAS  
COUNTY OF TRAVIS

DEPUTY  
COUNTY CLERK  
DAVIS COUNTY, ILL.  
C. 1129

DAVID J. REID  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

5-16-07  
DATE



DAVID J. REID

SEAL OF THE STATE OF TEXAS

JOHN H. CRANE, FOR FRANK COUNTY, TEXAS AND INCORPORATED AGENCIES

LOT#	LOT AREA TABLE				ACRES
	SQ. FT.	ACRES	LOTS	BO. FT.	
1	9240	0.23	35N	4422	0.20
2	9240	0.23	35N	4422	0.20
3	5205	0.12	18N	2603	0.10
4	5205	0.12	18N	2603	0.10
5	31179	0.75	146N	13193	0.30
6A	8233	0.14	27N	4104	0.10
6B	8233	0.14	27N	4104	0.10
7	4449	0.13	34N	3182	0.10
8	4449	0.13	34N	3182	0.10
9	4449	0.13	34N	3182	0.10
10	4449	0.13	34N	3182	0.10
11	4449	0.13	34N	3182	0.10
12	4449	0.13	34N	3182	0.10
13	4449	0.13	34N	3182	0.10
14	4449	0.13	34N	3182	0.10
15	4449	0.13	34N	3182	0.10
16	4449	0.13	34N	3182	0.10
17	4449	0.13	34N	3182	0.10
18	4449	0.13	34N	3182	0.10
19	4449	0.13	34N	3182	0.10
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93	4449	0.13	34N	3182	0.10
94	4449	0.13	34N	3182	0.10
95	4449	0.13	34N	3182	0.10
96	4449	0.13	34N	3182	0.10
97	4449	0.13	34N	3182	0.10
98	4449	0.13	34N	3182	0.10
99	4449	0.13	34N	3182	0.10
100	4449	0.13	34N	3182	0.10

**DRAINAGE NOTES:**  
1. ALL STREETS, DRIVEWAYS, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS.  
2. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY, FLOOD, AND SEDIMENT FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.

GRASSON COMMUNITIES, LTD., A TEXAS LIMITED PARTNERSHIP  
BY:   
GRASSON INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER  
BY:   
NAME: Gregory S. Hargrove

THE STATE OF TEXAS  
COUNTY OF TRAVIS

GRATE UNDER BY HAND AND SEAL OF OFFICE THIS 10 DAY OF March, 2007.

  
 KEVIN H. THOMAS  
 MY COMMISSION EXPIRES  
 AUGUST 29, 2008  
 NOTARY PUBLIC, STATE OF TEXAS

DAVID R. LIND, R.A.S. #4363  
1714 FRONT VIEW RD., SUITE 101  
DALLAS, TEXAS 75204

5-10-2007

DATE

ENVIRONMENTAL NOTES;  
EROSION/SEDIMENTATION CONTROLS ARE BEING

INDIVIDUAL, CO., INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC 25-8-181; AND THE ENVIRONMENTAL CRITERIA WMAJL.

THE PRODUCT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. THERE ARE TREES 19" IN DIAMETER OR LARGER LOCATED IN THIS SUBDIVISION. WATER QUALITY CRITERIA FOR THE

THE FOLLOWING LOTS HAVE STORMS WITH A COVERED AREA OF 20% OR MORE OF THE NET SITE AREA OF EACH LOT PURSUANT TO LOC SECTION 25-B-31).

5. 0A, 9B, 13A, 15B, 14A, 14B, 16A, 15B, 16A, 16B, 16C, 17A, 17B, 17C, 18A, 18B, 19, 20B, 21A, AND 21B. CONSTRUCTION OF A BUILDING OR PARKING STRUCTURE FOR MOTOR VEHICLES WITH A WORKING OR MORE THAN 16X1 BLOCK A LOTS 3, 5A, 7

more than 15% and not more than 25% shall meet the following requirements:

1. A. LARGER THAN 15% SHALL MEET THE FOLLOWING REQUIREMENTS:

8. THE TERRACING TECHNIQUES IN THE ENVIRONMENTAL CRITERIA MANUAL ARE REQUIRED FOR CONSTRUCTION THAT IS BOTH AN EROSION AND SEDIMENTATION CONTROL MEASURE.

C. HILLSIDE VEGETATION MAY NOT BE DISTURBED EXCEPT AS NECESSARY FOR CONSTRUCTION, AND DISTURBED AREAS MUST BE RESTORED WITH NATIVE VEGETATION.

D. FOR CONSTRUCTION DESCRIBED IN THIS SECTION, A CUT OR FILL MUST BE REVEGETATED, OR IF A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 3% STABILIZED WITH A PERMANENT EROSION CONTROL MEASURE.

AN ADMINISTRATIVE VARIANCE TO LOC 25-8-31/342 FOR CUT/7/111 EXCEEDING A FEET. BUT 1992

HYDROGEN AND BULKING STANDARDS.  
HYDROGEN HAS BEEN APPROVED

SINGLE FAMILY ATTACHED 26-2-77.

A. BUDENKINS SHALL BE LOCATED IN THE B.O.W.

8. HEIGHT OF RESIDENTIAL STRUCTURES IS LIMITED TO 39 FT. AND AS PER CITY CODE.

c. A PROPERTY OWNERS ASSOCIATION MAY BE FORMED AND BE FILLED WITH THE SECRETARY OF STATE AND MAY CONTAIN ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS.

CONDITIONS AND RESTRICTIONS, BUILDING SETBACKS ARE AS STATED IN THE CITY OF AUSTIN LAND DEVELOPMENT CODE AT THE TIME OF BUILDING SETBACKS.

A. ON STREET PARKING IN THE THIRDAVING TO EXPEDITE V MOVILITATION

B. ON STREET PARKING IS PROHIBITED.  
 C. PARKING IN THE FRONT YARD AREA OF THE RESIDENCE IS PROHIBITED.  
 D. THE FRONT YARD AREA OF THE RESIDENCE IS PROHIBITED.

**D. PARKING ON OR ACROSS A SIDEWALK IS PROHIBITED.**

c. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE SPACES REQUIRED FOR EACH UNIT FOR ALL UNITS.

**PARKING REQUIREMENT IS ONE SPACE PER BEDROOM. THE MINIMUM STRAIGHT LINES ON LOTS 5-7 ARE 10' AND 30' BEDROOMS.**

LOTS 1-4 ARE RESTRICTED TO 3 INCHES STREET WIDENING. LOTS 5-12 ARE RESTRICTED TO A HEIGHT OF 15 FEET WITHIN 50 FEET OF THE REAR PROPERTY LINE.

1. The first step in the process of identifying a problem is to recognize that a problem exists. This is often done by comparing current performance with a desired state or goal. If there is a significant difference, a problem is identified.

**LENZ & ASSOCIATES, INC.**  
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
(512) 443-1174  
1714 FORT WEN RD., SUITE 101  
AUSTIN, TEXAS 78704

LOT B-1 OF SATEM CENTER

**HOWARD ENGINEERS, INC.**

4309 Russell Drive

AUSTIN, TEXAS 78704  
Phone: (512) 440-0881

**Fax: (612) 446-0888**

NEWSPAPER PHOTOGRAPHY, 1900-1930

2.1A

SHEET 1 OF 2

CASE NO: CG-06-0102,17  
FILING DATE: NOVEMBER 2006

SHEET 1 OF 2

**ORDINANCE NO. 020829-29**

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

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

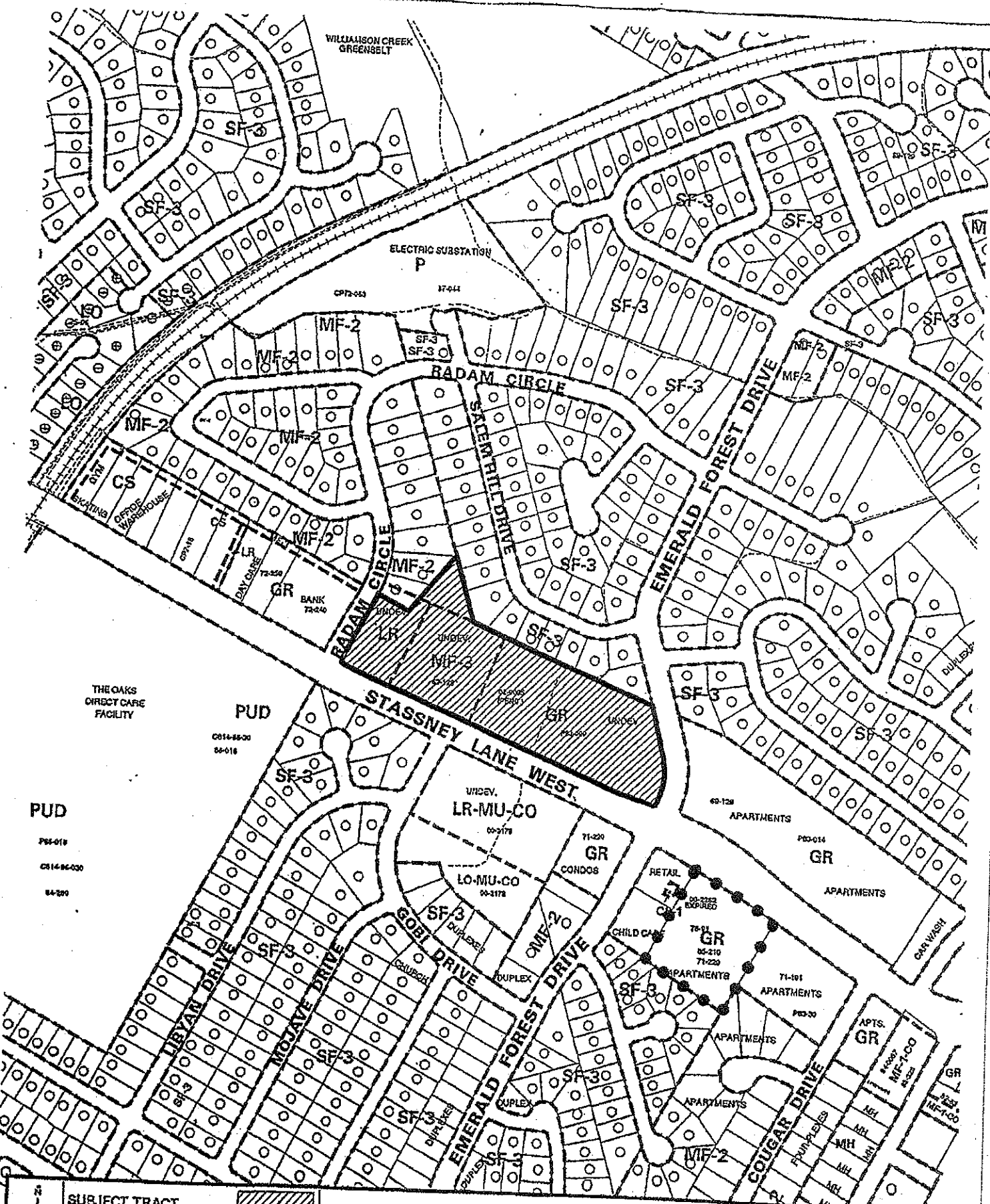
**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district and community commercial (GR) district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

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

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

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

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



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