

CITY OF AUSTIN

Row - 10692175

CASE # 2011-11369PR
PLAN REVIEW # _____
TCAD # 0111030702

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1629 Palma Plaza, Austin, TX 78703

LEGAL DESCRIPTION: Subdivision - Enfield E

Lot(s) 14/15 Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Nathan Stephens on behalf of myself/ourselves as authorized agent for
David Gottfried affirm that on December 13, 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).

We are requesting a 25% increase to the FAR of the proposed property and a
variance allowing for a 1' - 3" protrusion of the side gable fascia extending beyond the
setback plane.

in a MF-3 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:

The property addition as designed is within the allowable ratios as defined by its current MF-3 zoning classification. Additionally, the owner's ability to utilize the property for use with a garage and studio/guest room should be viewed a reasonable request of a long term property owner looking to improve their property to the same use standards that many of the other properties in the neighborhood enjoy.

REQUEST:

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

The property is currently zoned MF-3 but subject to SF-3 ratios due to the RDCS Ordinance. It is ironic that if the owner chose to convert the property to a multi-family use, the SF-3 requirements would no longer apply and MF-3 zoning, with which the proposed addition complies, would govern. Contrary to that scenario, the owner very much desires to keep the residence single family and a long term home for their family. The granting of the requested variances will allow them to modify their property to conform to their growing needs and continue being a valued single family home owner in the neighborhood. Specific to the 1' – 3" protrusion variance request, the owners are constricted in their position of protecting the valued property trees and working against a 5' P.U.E. at the rear of the property.

AREA CHARACTER:

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

The requested increase in FAR will not impact any of these variables.

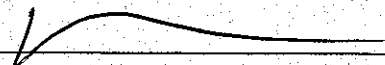
**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

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 6836 Bee Caves R., Ste 400

City, State Austin, TX Zip 78746

Phone 512.970.1834 Printed Name Nathan Stephens

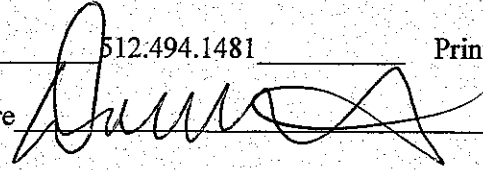
Signature  Date 12/13/2011

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 1629 Palma Plaza

City, State Austin, TX Zip 78703

Phone 512.494.1481 Printed Name David Gottfried

Signature  Date 12/13/2011

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number	<u>2011-111369 PR</u>	
Building Permit No.		
Plat No.		Date <u>12-12-11</u>
Reviewer	<u>Wade Gilbreath</u>	

PRIMARY PROJECT DATA

Service Address <u>1629 PALMA PLAZA</u>		Tax Parcel No. <u>110133 / 01110307020000</u>	
Legal Description Lot <u>14/15</u> Block _____ Subdivision <u>ENFIELD E PLUS ADD 12 FT 6W SPAN LEAVE</u> 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		Remodel (specify) _____	
☐ New Residence			
☐ Duplex			
☒ Garage ☐ attached ☒ detached		☒ Addition (specify) <u>ADDITION OF DETACHED GARAGE Apt.</u>	
☐ Carport ☐ attached ☐ detached			
☐ Pool		Other (specify) _____	
Zoning (e.g. SF-1, SF-2...) <u>MF-3</u>			
- Height of Principal building <u>29'-4 5/8"</u> ft. # of floors <u>2</u> 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	<u>9308</u> sq.ft.
Job Valuation - Principal Building	\$ <u>125,000⁰⁰</u>
(Labor and materials)	
Job Valuation - Other Structure(s)	\$ _____
(Labor and materials)	
TOTAL JOB VALUATION (sum of remodels and additions)	
\$ <u>125,000⁰⁰</u>	
(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>DAVID GOTTFRIED</u>	Telephone (h) _____ (w) <u>512-494-1481</u>
BUILDER	Company Name <u>LEGACY DCS</u>	Telephone <u>512-970-1834</u>
	Contact/Applicant's Name <u>NATHAN STEPHENS</u>	Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor <u>FOR S ENRICHES</u>	Telephone <u>512-930-9031</u>
CERTIFICATE OF OCCUPANCY	Name <u>NATHAN STEPHENS / LEGACY DCS</u>	Telephone <u>512-970-1834</u>
	Address <u>6834 BEE CAVES RD., STE 400, #</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78746</u>

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

☐ telephone ☒ e-mail: NATHAN STEPHENS 1 @ SBC GLOBAL . NET

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 12.8.11

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

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

Needs Historical ^{Tree} * GIS
Needs LSD * TLAP
Amanda ✓
* mcm plane 2 tent protrusion

Service Address 1629 PALMA PLAZA, AUSTIN TX 78703

Applicant's Signature _____ Date 12.8.11

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		Garage Apt New / Addition	
a. 1 st floor conditioned area	1993	sq.ft.	41	sq.ft.
b. 2 nd floor conditioned area	1146	sq.ft.	768	sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
✓ detached		sq.ft.	763	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	209	sq.ft.	5	sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)	102	sq.ft.		sq.ft.
Specify <u>STORAGE SHED</u>				

TOTAL BUILDING AREA (add a. through l.) 3450 sq.ft. 1577 sq.ft.

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

5F3 max 40% - 3723

3113 sq.ft.
33.4 % 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)	3113	sq.ft.
b. Driveway area on private property	1274	sq.ft.
c. Sidewalk / walkways on private property	235	sq.ft.
d. Uncovered patios	167	sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

5F-3 max 45% - 4188

4809 sq.ft.
51.7 % 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 1629 PALMA PLAZA, Austin TX 78703

Applicant's Signature [Signature] Date 12-8-11

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

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>1993</u> sq.ft.	<u>41</u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	<u>1993</u> sq.ft.	<u>41</u> sq.ft.
c. TOTAL (add a and b above)	<u>1993</u> sq.ft.	<u>41</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)	<u>1146</u> sq.ft.	<u>768</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	<u>1146</u> sq.ft.	<u>768</u> sq.ft.
f. TOTAL (add d and e above)	<u>1146</u> sq.ft.	<u>768</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).	<u> </u> sq.ft.	<u> </u> sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	<u> </u> sq.ft.	<u> </u> sq.ft.
i. TOTAL (add g and h above)	<u> </u> 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.	<u> </u> sq.ft.	<u> </u> sq.ft.
V. Garage		
k. <u> </u> attached (subtract 200 square feet if used to meet the minimum parking requirement) <u>763-200 =</u>	<u> </u> sq.ft.	<u> </u> sq.ft.
l. <u> ✓ </u> detached (subtract 450 square feet if more than 10 feet from principal structure)	<u> </u> sq.ft.	<u>563</u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	<u>102</u> sq.ft.	<u> </u> sq.ft.
VII. TOTAL <u>STORAGE</u>	<u>3241</u> sq.ft.	<u>1372</u> sq.ft.

<u>max - 3723 #</u>	TOTAL GROSS FLOOR AREA (add existing and new from VII above)
	<u>4613</u> 4511 sq. ft.
	GROSS AREA OF LOT <u>9308</u> sq. ft.
	FLOOR AREA RATIO (gross floor area / gross area of lot) <u>49.5</u> %

OVER - 890 # = 49.5 %

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

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

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



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

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

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

Responsible Person for Service Request <u>NATHAN STEPHENS</u>		Phone <u>512.970.1834</u>
Email <u>NATHANSTEPHENS1@SBCGLOBAL.NET</u>		Fax <u>512.724.0527</u>
Project Name <u>GOTTFRID RESIDENCE</u>	☐ New Construction ☐ Remodeling	
Project Address <u>1629 PALMA PLAZA, Austin TX 78703</u>		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) <u>200</u> (amps)		Number of Meters? <u>1</u>
AE Service Length _____ (ft.)		Conductor _____ (type & size)
SqFt Per Unit _____	#Units _____	☐ All Electric ☒ Gas & Electric ☐ Other _____
Total AC Load <u>4</u> (Tons)	Largest AC unit <u>2</u> (Tons)	
LRA (Locked Rotor Amps) of Largest AC Unit <u>33</u> (Amps)		
Electric Heating _____ (kW)		Other _____ (kW)

Comments: _____

[Signature] 12-6-11 512-970-1834
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)



UTILITY LINES

1500 ELEVATION 350.16

[illegible][illegible]

LOCAL DISPOSITION:
W/3 PLYTH PLANK
A PORTION OF LOT 14 AND
A PORTION OF LOT 15
W/3 PLANK
APRIL 1X 1963
TARRANT COUNTY
NOTE: H-3 20248

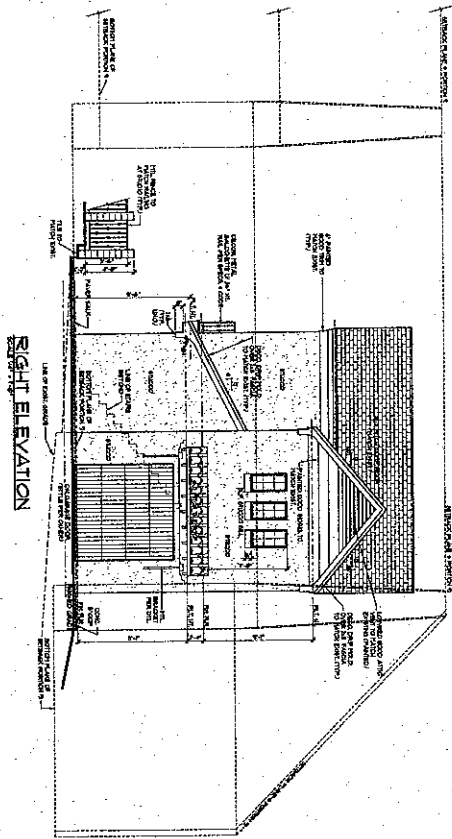
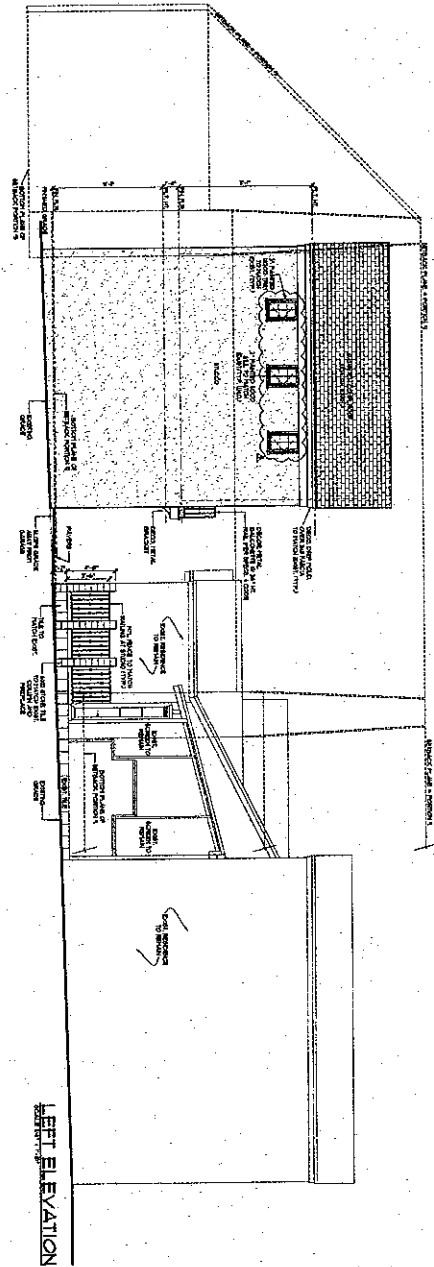
1:30

WWW.CGAPARTNERS.NET



DATE _____
CHECKED BY: _____
PROJECT MGR: _____

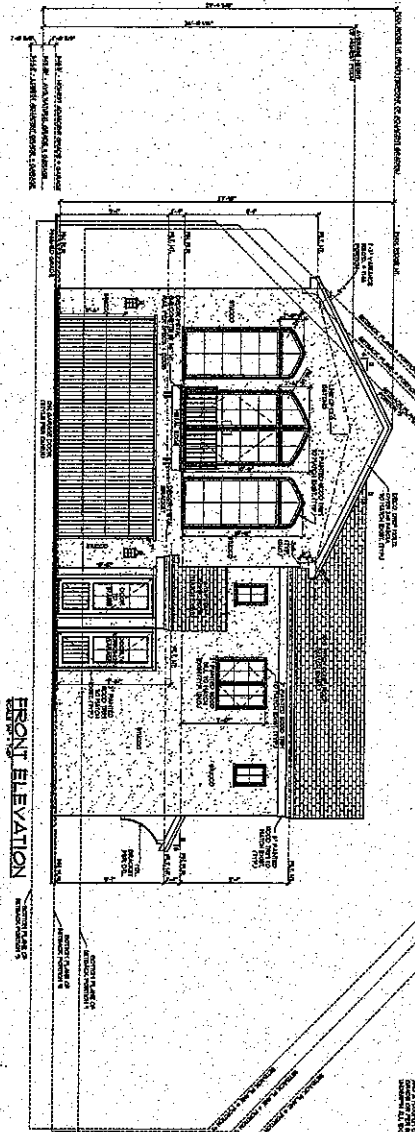
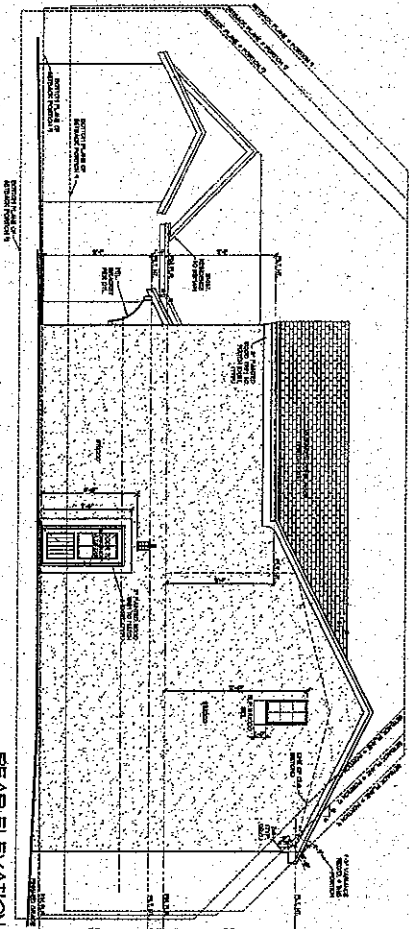
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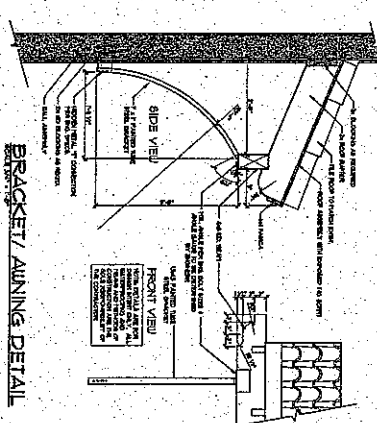
1/16" = 1'-0"

CGAPARTNERS

	PROJECT NO. 4075 DATE 10/1/00 BY [Signature] CHECKED [Signature] SCALE 1/16" = 1'-0"
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[illegible]

NEAR ELEVATION



BRACKET/ AWNING DETAIL



CGAPARTNERS

CGA PARTNERS
 10000 Highway 100
 Suite 100
 Dallas, TX 75243
 (214) 424-1000
 Fax: (214) 424-1001
 E-mail: info@cgapartners.com
www.cgapartners.com

CGA PARTNERS
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 Dallas, TX 75243
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 Fax: (214) 424-1001
 E-mail: info@cgapartners.com
www.cgapartners.com

[illegible][illegible]

SITE PLAN
SCALE 1:30

PROJECT NO. _____ DATE _____ BY _____ FOR _____ PROJECT AREA _____ CO _____	1 OF 5 A-1	NOTED GARAGE REVISIONS DATE _____ BY _____ FOR _____ PROJECT AREA _____ CO _____	PROJECT NO. _____ DATE _____ BY _____ FOR _____ PROJECT AREA _____ CO _____	A CUSTOM GARAGE ADDITION FOR: DAVID & ANITA GOTTFRIED 1629 PALMA PLAZA AUSTIN, TX 78703	CGAPARTNERS A LIMITED LIABILITY PARTNERSHIP CORNERSTONE GROUP ARCHITECTS 7900 BEE CAVES RD., SUITE 200 AUSTIN TX 78746 T (512) 329 0007 F (512) 329 0008 WWW.CGAPARTNERS.NET
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Geo. T. Wicker

1629 Palma Plaza

90c

-

-

14-15

-

Enfield E

Stucco Add'n. to side of res., 2nd. story

20565 - 10/3/40

3

Geo. T. Wicker 1629 Palma Plaza
West 30' of 14 and East
90-C 45' of 15

Enfield "D"

Frame servant quarters

32962 2-24-47

\$900.00

Day labor

TaxNetUSA: Travis CountyProperty ID Number: **110133** Ref ID2 Number: **01110307020000**Owner's Name **GOTTFRIED DAVID M**Mailing Address % LAW OFF OF DAVID M GOTTFRIED
1505 W 6TH ST
AUSTIN, TX 78703-5133

Location 1629 PALMA PLAZA 78703

Legal W 30FT OF LOT 14 * & E 45 FT OF LOT 15
ENFIELD E PLUS ADJ 12FT GW SPEAR
LEAGUE**Property Details**

Deed Date 10271998

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 2553

Land Acres 0.2283

Block

Tract or Lot 14; 15

Docket No. 2008160709TR

Abstract Code S04295

Neighborhood Code Z7340

Value Information**2011 Certified**

Land Value 400,000.00

Improvement Value 58,027.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 458,027.00

10% Cap Value 0.00

Total Value 458,027.00

Data up to date as of 2011-12-02**Value By Jurisdiction**

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		458,027.00	458,027.00	458,027.00	458,027.00
01	AUSTIN ISD	1.227000	458,027.00	443,027.00	458,027.00	458,027.00
02	CITY OF AUSTIN	0.457100	458,027.00	458,027.00	458,027.00	458,027.00
03	TRAVIS COUNTY	0.465800	458,027.00	366,422.00	458,027.00	458,027.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900	458,027.00	366,422.00	458,027.00	458,027.00
68	AUSTIN COMM COLL DIST	0.095100	458,027.00	453,027.00	458,027.00	458,027.00

Improvement Information

Improvement ID	State Category	Description
108225		1 FAM DWELLING

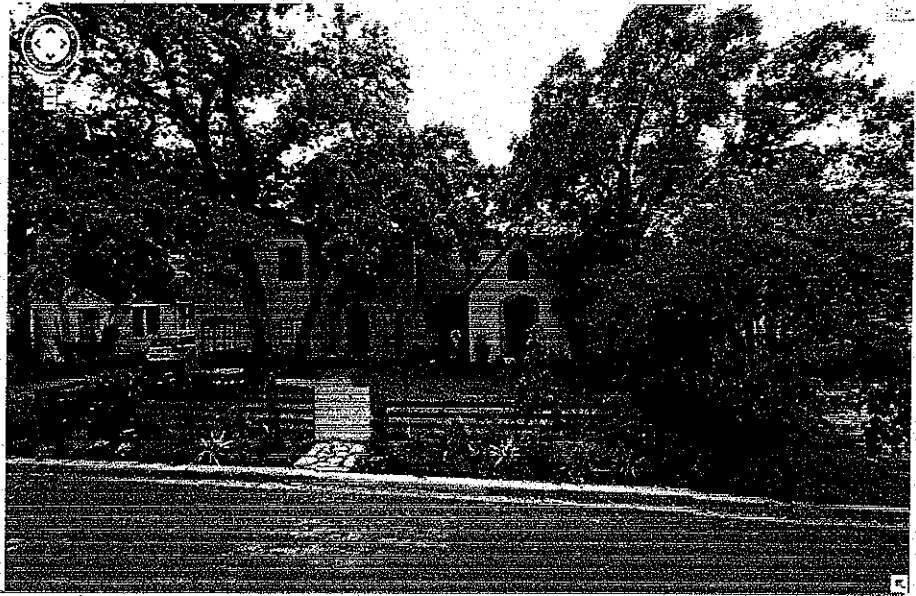
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
108225	111397	1ST	1st Floor	WP4+	1935	1,875
108225	111398	2ND	2nd Floor	WP4+	1935	468
108225	401518	011	PORCH OPEN 1ST F	*4+	1935	12
108225	401519	095	HVAC RESIDENTIAL	**	1935	2,343
108225	401520	251	BATHROOM	**	1935	3
108225	401521	522	FIREPLACE	*4+	1935	1

Total Living Area 2,343

Google

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



1629 PALMA PLAZA

Google

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



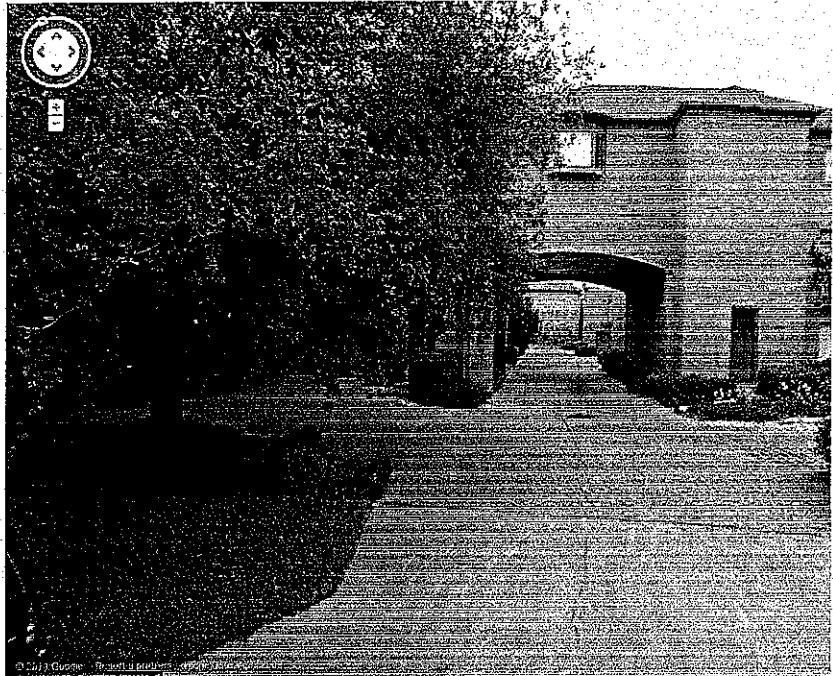
Regret Your Tattoo? - www.medermislaserclinic.com/Austin - Safe Effective Tattoo Removal. Call Today for a Free Consultation!

Ad

1625 PALMA PLAZA

Google

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



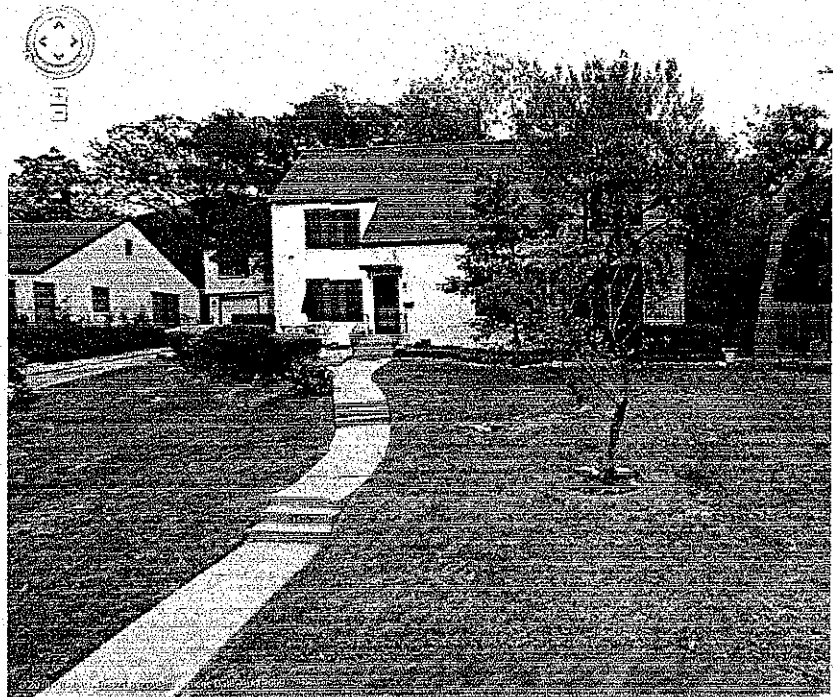
Outsourcing India? - www.trigent.com - Outsourced Software Development Trigent- CMM Level 4 Company, India

Ad

1626 PALMA PLAZA

Google

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



Regret Your Tattoo? - www.madermis-laserclinic.com/Austin - Safe Effective Tattoo Removal. Call Today for a Free Consultation!

Ad

1628 PALMA PLAZA

Google

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



1631 PALMA PLAZA

TaxNetUSA: Travis County Property Information

Property ID Number: 110133 Ref ID2 Number: 01110307020000

Owner's Name **GOTTFRIED DAVID M**Mailing Address
% LAW OFF OF DAVID M GOTTFRIED
1505 W 6TH ST
AUSTIN, TX 78703-5133

Location 1629 PALMA PLAZA 78703

Legal W 30FT OF LOT 14 *% E 45 FT OF LOT 15 ENFIELD E
PLUS ADJ 12FT GW SPEAR LEAGUE**Property Details**

Deed Date 10271998

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 2553

Land Acres 0.2283

Block

Tract or Lot 14; 15

Docket No. 2008160709TR

Abstract Code S04295

Neighborhood Code Z7340

Value Information**2011 Certified**

Land Value	400,000.00
Improvement Value	58,027.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	458,027.00
10% Cap Value	0.00
Total Value	458,027.00

Data up to date as of 2011-12-02

AGRICULTURAL (1-D-1) **APPOINTMENT OF AGENT FORM** **FREEPORT EXEMPTION** **HOMESTEAD EXEMPTION FORM** **PRINTER FRIENDLY REPORT** **PROTEST FORM** **RELIGIOUS EXEMPTION FORM** **PLAT MAP****Value By Jurisdiction**

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		458,027.00	458,027.00	458,027.00	458,027.00
01	AUSTIN ISD	1.227000	458,027.00	443,027.00	458,027.00	458,027.00
02	CITY OF AUSTIN	0.457100	458,027.00	458,027.00	458,027.00	458,027.00
03	TRAVIS COUNTY	0.465800	458,027.00	366,422.00	458,027.00	458,027.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900	458,027.00	366,422.00	458,027.00	458,027.00
68	AUSTIN COMM COLL DIST	0.095100	458,027.00	453,027.00	458,027.00	458,027.00

Improvement Information

Improvement ID

108225

State Category

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
108225	111397	1ST	1st Floor	WP4+	1935	1,875
108225	111398	2ND	2nd Floor	WP4+	1935	468
108225	401518	011	PORCH OPEN 1ST F	*4+	1935	12
108225	401519	095	HVAC RESIDENTIAL	**	1935	2,343
108225	401520	251	BATHROOM	**	1935	3
108225	401521	522	FIREPLACE	*4+	1935	1

Total Living Area 2,343

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
109893	LAND	A1	T	0.228	0	0	9,943

1629 Palma Plaza RDCC - Adjacent Square Footages

<u>Chart Number</u>	<u>Address</u>	<u>TCAD Living SF</u>	<u>TCAD Lot SF</u>	<u>FAR</u>
1	1631 Palma Plaza	1,940	23,679	14%
2	1625 Palma Plaza	2,130	7,602	29%
3	1630 Waterston Ave.	2,065	8,642	31%
4	1632 Waterston Ave.	2,160	8,696	28%
5	1626 Palma Plaza	22,601	19,038	119%
6	1628 Palma Plaza	3,346	10,000	38%

SHELLEY HEIGHTS
CURN



9
1-3-6 0110010012

SHELLEY HEIGHTS
CURN

WATERSTON AVE

STARK ADDN

CHURCH 0110010012

W 14TH ST

PALMA PLZ

PALMA PLZ

ENFIELD E

WOODLAWN BLVD

ENFIELD C

CLARKSVILLE

CLARKSVILLE

CLARKSVILLE

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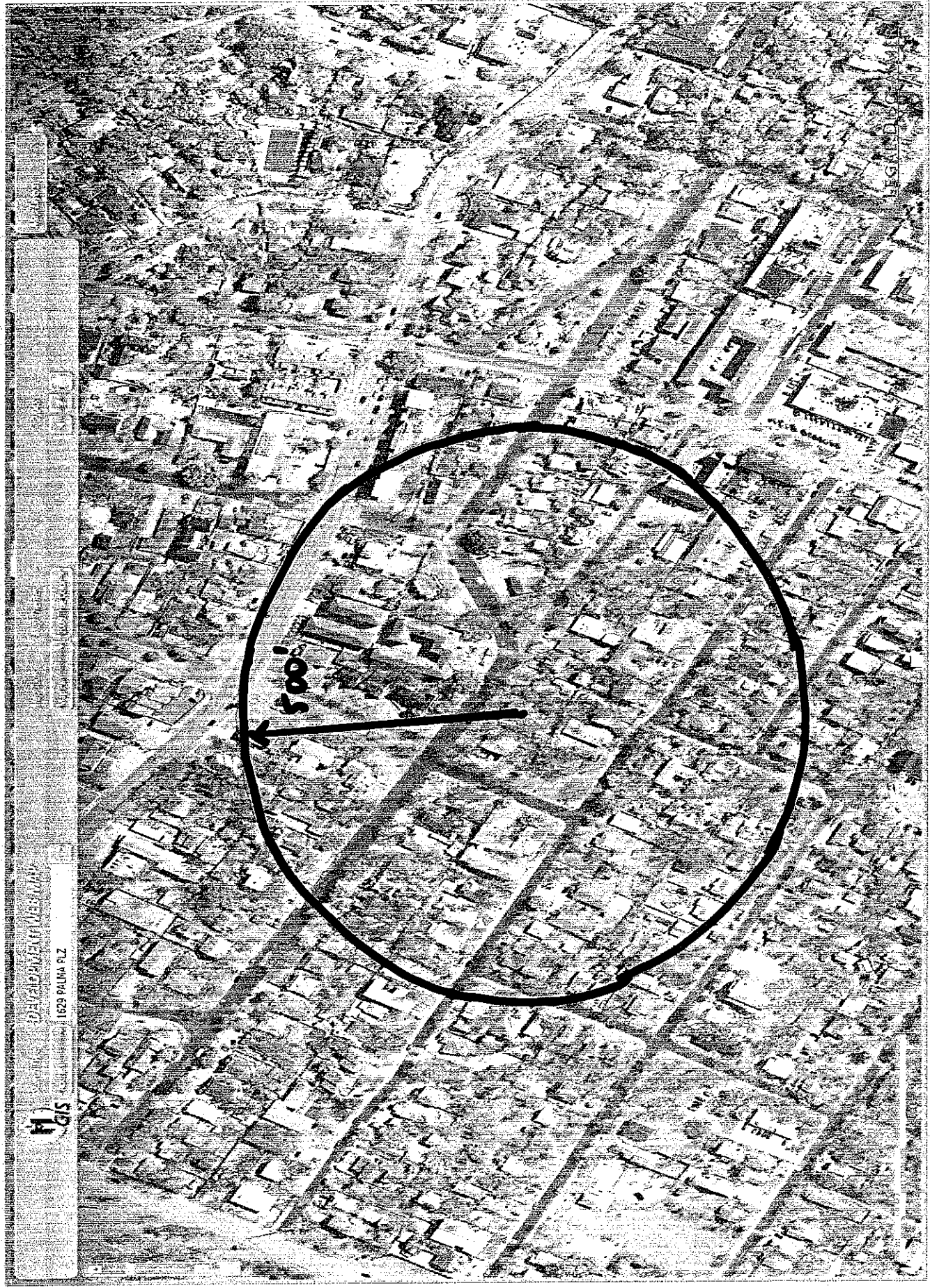
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1629 Palma Plaza RDCC - 500 Ft FAR Calculations

<u>Chart Number</u>	<u>Address</u>	<u>FAR</u>
1	1707 Enfield Rd.	31%
2	1705 Enfield Rd.	44%
3	1410 Woodlawn Blvd.	29%
4	1404 Woodlawn Blvd.	68%
5	1700 Palma Plaza	19%
6	1704 Palma Plaza	24%
7	1706 Palma Plaza	50%
8	1708 Palma Plaza	36%
9	1711 Palma Plaza	34%
10	1709 Palma Plaza	26%
11	1707 Palma Plaza	34%
12	1705 Palma Plaza	25%
13	1703 Palma Plaza	36%
14	1701 Palma Plaza	23%
15	Woodlawn West Condos	No data available
16	1706 Waterston Ave.	32%
17	1708 Waterston Ave.	45%
18	1710 Waterston Ave.	31%
19	1713 Waterston Ave.	14%
20	1711 Waterston Ave.	21%
21	1709 Waterston Ave.	23%
22	1707 Waterston Ave.	23%
23	1703 Waterston Ave.	6%
24	1701 Waterston Ave.	10%
25	1635 Waterston Ave.	15%
26	1633 Waterston Ave.	24%
27	1629 Waterston Ave.	33%
28	1200 Charlotte St.	41%
29	1104 Charlotte St.	13%
30	1700 W. 11th St.	10%
31	1706 W. 11th St.	30%
32	1712 W. 11th St.	15%
33	1720 W. 11th St.	16%
34	1722 W. 11th St.	19%
35	1724 W. 11th St.	13%
36	1643 W. 12th St.	41%
37	1641 W. 12th St.	41%
38	1629 W. 12th St.	28%
39	1625 W. 12th St.	16%
40	1625 Waterston Ave.	37%
41	1623 Waterston Ave.	33%
42	1621 Waterston Ave.	39%
43	1619 Waterston Ave.	0%
44	W. 12th St.	50%
45	1617 Waterston Ave.	32%
46	1615 Waterston Ave.	11%
47	1613 Waterston Ave.	57%
48	1610 Waterston Ave.	60%
49	1614 Waterston Ave.	16%
50	1616 Waterston Ave.	16%
51	1618 Waterston Ave.	21%
52	1620 Waterston Ave.	56%
53	1622 Waterston Ave.	53%
54	1630 Waterston Ave.	31%
55	1632 Waterston Ave.	28%
56 & 57	1631 Palma Plaza	14%
58	1625 Palma Plaza	29%
59	1623 Palma Plaza	37%
60	1621 W. 14th St.	22%
61	1619 W. 14th St.	37%
62	1617 W. 14th St.	18%
63	1306 West Lynn	Church
64	1617 Palma Plaza	14%
65	1615 Palma Plaza	24%
66	1614 W. 14th St.	35%
67	1612 W. 14th St.	30%
68	1610 W. 14th St.	57%
69	1611 Palma Plaza	31%
70	1613 Palma Plaza	19%
71	1608 Palma Plaza	29%
72	1615 Enfield Rd.	42%
73	1619 Enfield Rd.	38%
74	1621 Enfield Rd.	70%
75	1625 Enfield Rd.	18%
76	1407 Woodlawn Blvd.	33%
77	1405 Woodlawn Blvd.	31%
78	1628 Palma Plaza	38%
79	1626 Palma Plaza	119%
80	1618 Palma Plaza	20%



8045 PALMA PLAZA
A PORTION OF LOT 14 AND
A PORTION OF LOT 15
ENFIELD 2
AUSTIN, TX 78705
TRAVIS COUNTY

531

GENERAL SITE NOTES:

- [illegible]

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POST	1954	1955	1956	1957	1958	1959	1960	1961	1962	POST	1963	1964	1965	1966	1967	1968	1969	1970	1971	POST	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990
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LINEAL DISPOSITION:
425 PALMA PLAZA
A PORTION OF LOT 14 AND
A PORTION OF LOT 15
ENFIELD 2
AUSTIN, TX 78703
TRAVIS COUNTY
HOTE, M. J. 1/20/04

SITE PLAN
SCALE VS
1:30

