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CITY OF AUSTIN  
ROW # 10875558

CASE # 2012-127211R

TCAD # 116963  
01170707130000

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER (#2)

STREET ADDRESS: 3210 Stevenson Avenue

LEGAL DESCRIPTION: Subdivision – Tarrytown No. 4

Lot(s) 103 Block        Outlot        Division       

LAND STATUS DETERMINATION CASE NUMBER (if applicable)       

I/We Kari Blachly on behalf of myself/ourselves as authorized agent for

Melissa Ann Jones affirm that on 4/5, 2013,

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.

→   X   Side Wall Length Articulation  
(Please describe request. Please be brief but thorough).

The side wall articulation waiver request is to be able to provide adequate room for the owners proposed  
pantry, and kitchen counter / cabinetry , and under counter garbage. The owner if this property is wheelchai  
bound and the required articulation in the 39' wall would severely impact the area in her kitchen, master  
bath, or master closet, all of which require larger accessibility clearances.

in a SF-3-NP ☒ 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.

B1  
2

CITY OF AUSTIN  
ROW # 10875558

CASE # 2012-127211R

TCAD # 116963  
0117070713

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 3210 Stevenson Avenue

LEGAL DESCRIPTION: Subdivision – Tarrytown No. 4

Lot(s) 103 Block        Outlot        Division       

LAND STATUS DETERMINATION CASE NUMBER (if applicable)       

I/We Kari Blachly on behalf of myself/ourselves as authorized agent for

Melissa Ann Jones affirm that on 04/05, 2013,

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:

- ☒ X 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 (See request description on additional page)  
(Please describe request. Please be brief but thorough).

The FAR modification request is to increase the FAR to 45% for an additional 340 sf

to allow for the installation of an elevator and the increased space that will be needed in

the bathroom, the utility room and the extended door and hallway widths throughout the home to allow  
adequate maneuvering for the owner's wheelchair.

From Allowable FAR 40% (2785 sf.) to 44.8% (3125 sf.)  
in a SF-3-NP 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.

B1  
3

**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 1123 Gunter Street

City, State Austin, Texas Zip 78702

Phone 512-289-0010 Printed Name Kari Blachly

Signature [Signature] Date 4/8/13

**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 \_\_\_\_\_

City, State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

B1  
4

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

**REASONABLE USE:**

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

See attached findings

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**REQUEST:**

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

See attached findings

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**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:

See attached findings

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B1  
5

**REASONABLE USE:**

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

This proposed home has been designed for the precise needs of the owner who is wheelchair bound. The home meets the impervious coverage and building coverage as required by the SF-3 zoning; the FAR limitations and the sidewall articulation requirements of Subchapter F prevent the homeowner from having the interior space she will need to live independently and comfortably in her home. The smaller lot size limits the interior living area and her wheelchair requires larger rooms with enough space to meet the turn radius, larger doors and an elevator. The sidewall articulation requirement has been triggered by a 39ft wall that is greater than 15ft in height. The sidewall articulation waiver request is being sought to preserve the area needed for the owners kitchen pantry and a large section of her kitchen counter area and the under counter space proposed for her garbage and recycling containers as well as the master closet and master bath, all of which require larger accessibility clearances. The increase in the FAR is to allow for the elevator shaft and the additional area in the bathroom and the utility room as well as the additional hallway space required and the door openings. The home has been designed to meet the owner's needs and a sincere attempt was made to meet the Subchapter F requirements as closely as possible to limit the amount of modification needed to meet the owner's needs as much as possible.

**REQUEST:**

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

This home will be constructed for an owner that has very specific needs. The limitations of being wheelchair bound require thoughtful planning and design to provide the most efficient living space. Although the SF-3 zoning regulations were able to be met, the fact that this lot is located within the residential design overlay area the Subchapter F requirements are severely limiting the owners ability to build the home she requires. This is one of the smaller lots within the 500-foot radius; the FAR limitation and the sidewall articulation requirement would prohibit the interior space the owner needs to be able to live productively and comfortably in her home.

Additionally this lot has an 18", 12" and 20" cluster of cedar elms toward the front of the lot and an 18" and 21" cedar elm along with a 7" pecan toward the back of the lot that have been deliberately designed around to preserve those trees.

**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:

This is a proposed residential use within Tarrytown, one of the earlier established residential neighborhoods in Austin.

Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin,  
TX 78704 (512) 974-2747

To: Departmental Use Only	PR #	BP #
	Assigned	Due Date
	Review Date	Issue Date
	Reviewed/Approved	Issued

Project Address: 3210 Stevenson Avenue	Tax Parcel ID: 01170707130000
Legal Description: LOT 103 TARRY TOWN NO 4	
Zoning: SF-3-NP	Lot Size (square feet): 6,964
Neighborhood Plan Area (if applicable): (W.A.N.G.) central west austin comb.	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone.? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: Proximity to a floodplain may require additional review time.	

Existing Use: vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential ☐ other ☐  
Proposed Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other ☐  
Project Type: new construction ☒ addition ☐ addition/remodel ☐ remodel/repair ☐ other ☐  
# of bedrooms existing: 0 # of bedrooms proposed: 3 # of baths existing: 0 # of baths proposed: 3  
Will all or part of an existing exterior wall be removed as part of the project? Y ☐ N ☒  
Note: Removal of all or part of a structure requires a demolition permit.  
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)  
New 2-story, Single-Family residence with attached garage. This permit will replace expired permit 2011-088186-BP.  
  
  
  
  
  
  
  
  
  
Trades Permits Required: electric ☒ plumbing ☒ mechanical (HVAC) ☒ concrete (right-of-way) ☐

BL 60904

**Building Coverage Information** Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement.  
(LDC 25-1-21) Existing Building Coverage (sq ft): 0 % of lot size: 0

Proposed Building Coverage (sq ft): 32492 % of lot size: 35.87%

**Impervious Cover Information** Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)  
Existing Impervious Cover (sq ft): 0 % of lot size: 0

Proposed Impervious Cover (sq ft): 3129 % of lot size: 44.93%

**Setbacks** Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☐ N ☒  
(LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? Y ☐ N ☒

(LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y ☐ N ☒

**Height Information** (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) **Parking** (LDC 25-6 Appendix A & 25-6-478)  
Building Height: 25.9' ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2

**Right-of-Way Information** Is a sidewalk required for the proposed construction? (LDC 6-353) Y ☒ N ☐

\*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☐ N ☒

Width of approach (measured at property line): \_\_\_\_\_ ft. Distance from intersection (for corner lots only): \_\_\_\_\_ ft.

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒

Job Valuation		
Total Job Valuation: \$ 364,270	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 364,270	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: \$ 364,270	Bldg: \$ _____ Elec: \$ _____
	Accessory Structure: \$ _____	Plmbg: \$ _____ Mech: \$ _____

B1  
8

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Building and Site Area		
	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area			
2nd floor conditioned area	0	2148	2148
3rd floor conditioned area	0	833	833
Basement			
Covered Parking (garage or carport)			
Covered Patio, Deck or Porch / /	0	344	344
Balcony			
Other			
Total Building Coverage			
Driveway			
Sidewalks	0	508	508
Uncovered Patio / front ramp/stoop			
Uncovered Wood Deck (counts at 50%)	0	81	81
AC pads	0	59(50%=30)	30
Other (Pool Coping, Retaining Walls)	0	18	18
Total Site Coverage			
Pool			
Spa			



**Gross Floor Area** This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1st Floor		2148		2148
2nd Floor		833		833
3rd Floor				
Basement				
Attic				
Garage (attached)		344	-200	144
(detached)				
Carport (attached)				
(detached)				
Accessory building(s)				
(detached)				

**TOTAL GROSS FLOOR AREA** 3125

(Total Gross Floor Area /lot size) x 100 = 44.8 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? Y ☒ N ☐
- Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☐ N ☒
- Is a sidewall articulation required for this project? Y ☒ N ☐
- Does any portion of the structure extend beyond a setback plane? Y ☒ N ☐ EAVES + CORNICES ALLOWED BY CODE.

**Parking Area exemption:** Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

**Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It

BL/10

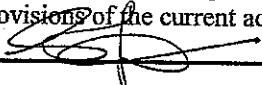
is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

**B11**

Owner	Melissa Ann Jones	Applicant or Agent	Steve Leitch, S&W Permits
Mailing Address	2513 MCCALLUM DR AUSTIN, TX 78703	Mailing Address	2601 E 2nd St, 78702
Phone	512	Phone	512-574-7539
Email	majones1950@gmail.com	Email	steve@swpermits.com
Fax		Fax	
General Contractor	TBD	Design Professional	Michael C Stouse
Mailing Address		Mailing Address	3309 Meredith St, Austin, TX 78703
Phone		Phone	512-466-4600
Email		Email	michael@stousedesign.com
Fax		Fax	

**Acknowledgments**

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☐ N ☒

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 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 and compliance with current code may be required. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. 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. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin. Applicant's signature:  Date: 12.26.2012

B1  
12

December 10, 2012

City of Austin,

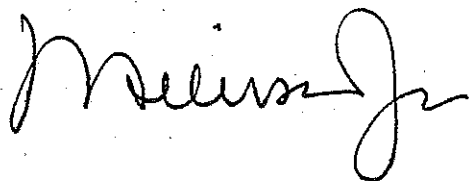
I am writing to authorize Steve Leitch and Kari Blachly, with S&W Permits to act as my agent regarding all matters pertaining to the Permitting for 3200 Gilbert Street.

Thank you for your help. If you have any questions, please do not hesitate to call Steve Leitch at 512.574.7539 or Kari Blachly at 512-289-0010.

Print name: Owner

Melissa Jones

Sign:

A handwritten signature in cursive script, appearing to read "Melissa Jones". The signature is written in dark ink on a white background.



B1  
13

**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: STEVE LEITCH Phone: 512-7539 Alternate Phone: \_\_\_\_\_

Service Address: 3210 STEVENSON

Lot: 03 Block: \_\_\_\_\_ Subdivision/Land Status: Tree Town #4 Tax Parcel ID No.: \_\_\_\_\_

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: 2 Number of proposed bathrooms: 3

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes \_\_\_\_\_ No ☒

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? N New stub size: \_\_\_\_\_

Existing Meter number: 125153 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 a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

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

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.

STEVE LEITCH  
W&WWSPV Completed by (Signature & Print name) \_\_\_\_\_ Date 12-26-2012 Phone 512 574 7539

[Signature]  
OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date 12/26/12 Phone \_\_\_\_\_

[Signature]  
WU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone 972-0000

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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

REVIEWED

DEC 26 2012

B1  
14

One Stop Shop  
505 Barton Springs Rd  
(512) 974-2632 - phone  
(512) 974-9112 - phone  
(512) 974-9109 - fax  
(512) 974-9779 - fax



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

Austin Energy  
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only  
For use in One Stop Shop Only*

Responsible Person for Service Request STEVE LEITCH

Email STEVE@SWPERMITS.COM Fax \_\_\_\_\_ Phone 512 514 7539

☒ Residential ☐ Commercial ☒ New Construction ☐ Remodeling

Project Address 3210 STEVENSON AVE. OR \_\_\_\_\_

Legal Description Lot 103, TARRINGTON No. 4 Lot \_\_\_\_\_ Block \_\_\_\_\_

Who is your electrical provider? ☒ AE ☐ Other \_\_\_\_\_

☒ Overhead Service ☐ Underground Service ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)

Location of meter LR

Number of existing meters on gutter \_\_\_\_\_ (show all existing meters on riser diagram)

Expired permit # \_\_\_\_\_

Comments New 2-story home

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Steve Leitch 12.26.2012 512 514 7539  
BSPA Completed by (Signature & Print Name) Date Phone

\_\_\_\_\_  
Approved ☒ Yes ☐ No  
AE Representative Date Phone

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

AE APPROVED  
DEC 26 2012  
361-27  
RLS



# City of Austin

P.O. Box 1088, Austin, Texas 78767

B1  
15

## RECEIPT

Receipt 5738750  
No.:

Payment 12/27/2012  
Date:

Invoice 5752800  
No.:

### Payer Information

Company/Facility Name: S & W Permits

Payment Made By: Steve Leitch

2601 E. 2ND ST. AUSTIN TX 78702

Phone No.: (512) 574-7539

Payment Method: Check

Payment Received: \$52.00

Amount Applied: \$52.00

Cash Returned: \$0.00

### Comments:

ck 1285

### Additional Information

Department Name:

Receipt Issued By: Julia Lopez

### Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4066	Development Services Surcharge	10875536	3210 STEVENSON AVE	2012-127189-TP	\$2.00
5100 6300 9700 4257	Tree Removal Permit Residential	10875536	3210 STEVENSON AVE	2012-127189-TP	\$50.00
Total					\$52.00

B1  
16

## 3210 Stevenson Avenue

1. Please provide an Owner Letter of Authorization with the correct project address.
2. The building permit cannot be issued until the Tree Permit has been completed.
3. As depicted on plan sheets and listed in the application, the stated FAR for the project is 0.448. This exceeds the allowable maximum of 0.4. Please modify the design.

Alternately, you may appeal to the Residential Design and Compatibility Commission (RDCC). The RDCC may approve an increase of up to 25% in the maximum FAR.

Should you wish to appeal to the RDCC, please contact Sylvia Benavidez at 974-2522 to discuss this request.

4. The application and east elevation indicates sidewall articulation is required. Please do so. Alternately, you may appeal to the RDCC as noted above. The RDCC may waive or modify the side wall articulation requirement.
5. The front plane of the McMansion build line begins at the southernmost point of the front ramp/stoop and metal rail, not at the window seat. Please correct.
6. Please provide average grade measurements adjacent to the building on site plan and elevations so building height may be determined/confirmed.
7. The driveway width must be a minimum of 12' at property line.

Additionally, the minimum concrete ribbon width is 3 feet with a 2 feet wide pervious strip in between. Please correct and update impervious cover calculations as necessary. Please provide separate calculations for the driveway, sidewalk, and front ramp/stoop.

8. A sidewalk along Stevenson Avenue is required. Please depict on plan sheets. If you request to pay a fee in lieu of actual sidewalk construction, please contact Amber Mitchell (974-3428) in the Development Assistance Center.

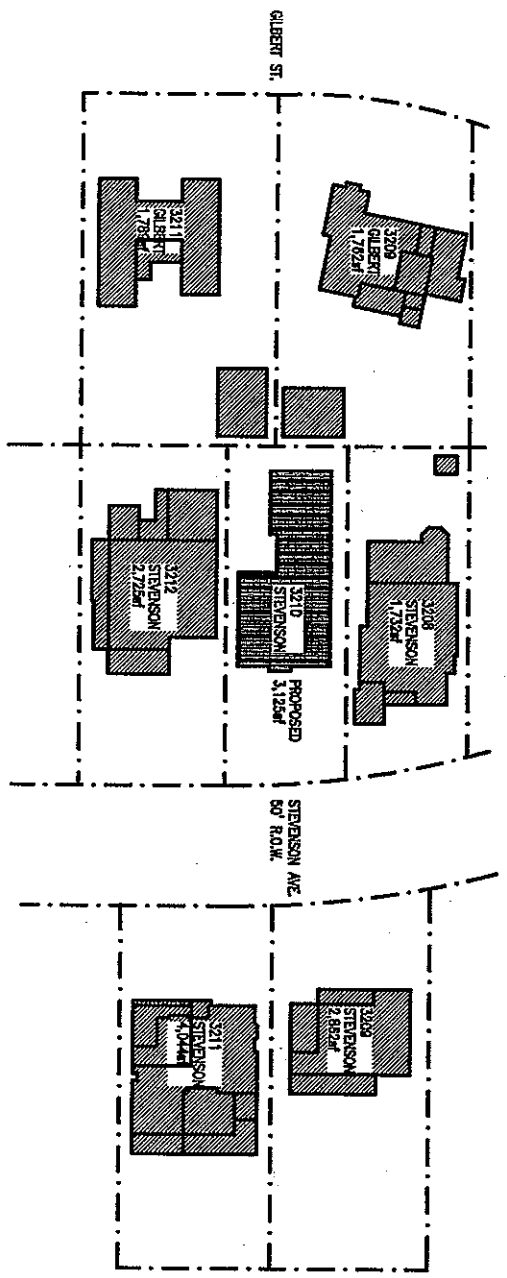
Given the anticipated driveway and sidewalk improvements, a concrete (right-of-way) permit is required.

9. Please label the drainage way and entry on site plan; please correct existing building coverage in Property Data table on sheet 1.
10. Please label elevator on both levels of the floor plan.
11. Additional review comments may be generated in response to your update.

3/28/13



BI  
17



1 RDCC SITE PLAN  
SCALE 1"=80'

JOHN R. JONES  
3210 Stevenson Avenue  
Austin, TX 78703

RDCC  
SITE PLAN  
SCALE 1"=80'  
A0.0



STATE OF TEXAS  
COUNTY OF TRAVIS

MAP  
A-10

FRANKLIN  
CONSULTANTS  
INC.

FRANKLIN  
CONSULTANTS  
INC.

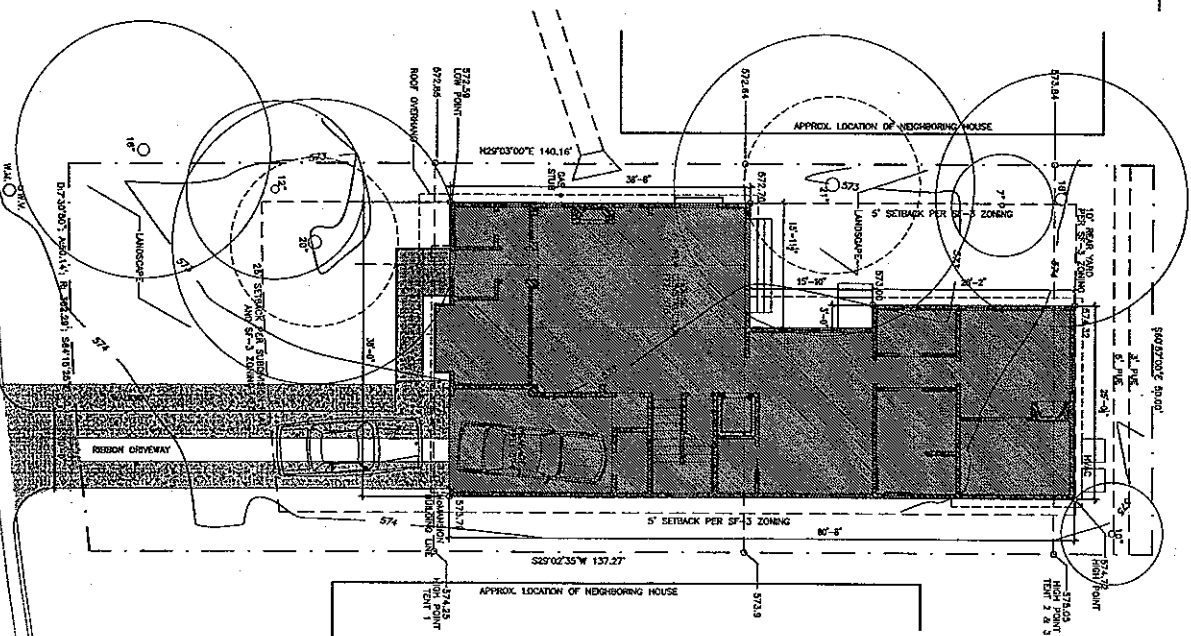
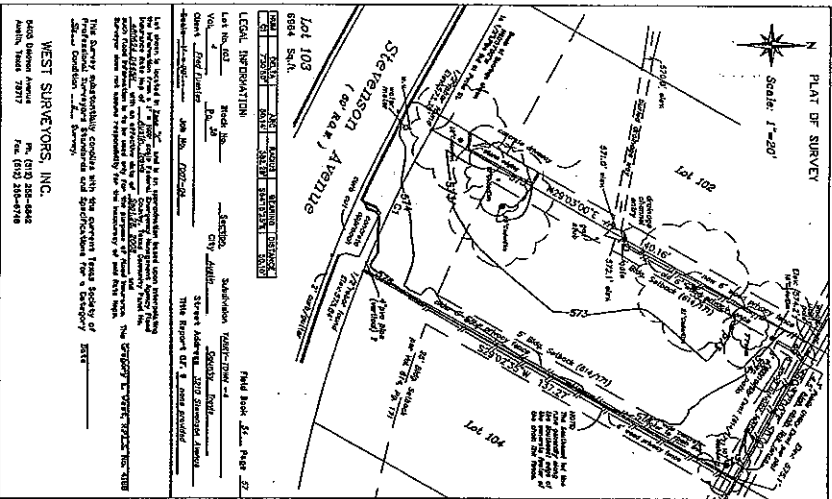
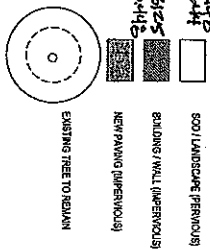
FRANKLIN  
CONSULTANTS  
INC.

KEY

ZONE SF.3 • SUBCHAPTER F  
MAX HEIGHT: 32'  
FRONT SETBACK: 25'  
SIDE INTERIOR SETBACKS: 5'  
REAR SETBACK: 10' plus PUEs

ITEM	NEW
BLDG	2,492 SF
DRIVEWAY/WALK	508 SF
FRONT RAMP/STOOP	61 SF
REAR STOOP/STEPS (WOOD)	98 SF (20 SF)
AC PGS	18 SF
TOTAL:	3,128 SF
IMPERVIOUS COVERLOT	44.86%

ITEM	NEW
1ST LEVEL CONDITIONED	444 SF
ATTACHED GARAGE / STORAGE	444 SF
GARAGE EXCEPTION (200 SF)	
2ND LEVEL CONDITIONED	833 SF
TOTAL:	1,277 SF
AREA LOT	44444



**PERMIT SET FOR  
REGULATORY  
REVIEW**

**STOUSE DESIGN**  
  
 architecture  
 interior  
 landscape

3309 McCreeth Street  
Austin, Texas 78703  
512.460.4000

**FRED FUENTES  
CONSTRUCTION INC.**  
512.259.4813

13-14-12

Seal of the State of Texas, Department of Architecture, Registered Architect, State of Texas, 1985

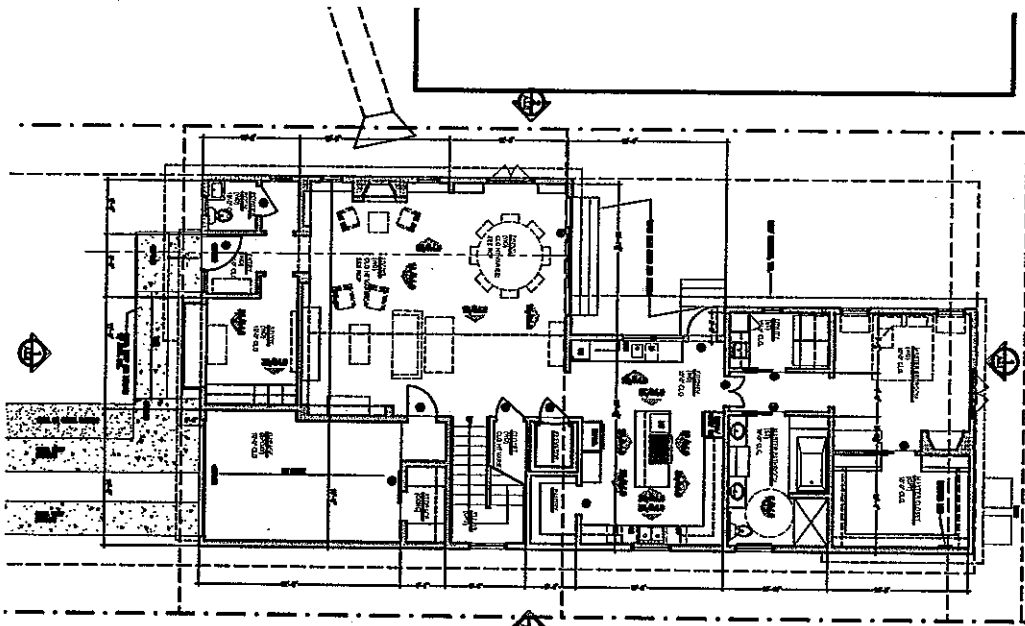
3210 Stevenson Avenue  
Austin, TX 78703

NORTH

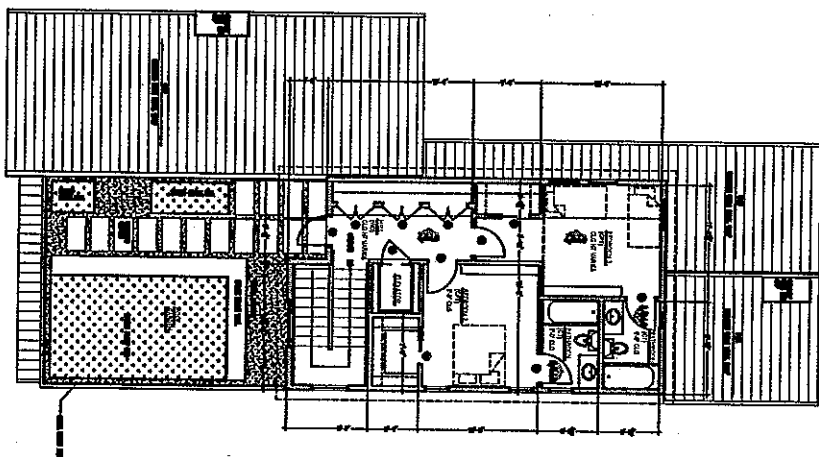
## SITE PLAN

revision: drawing no.:  
date: 14 DECEMBER 2012 A1.0

B1  
19



1 FIRST LEVEL FLOOR PLAN  
SCALE 3/8" = 1'-0"



2 SECOND LEVEL FLOOR PLAN  
SCALE 3/8" = 1'-0"

PERMIT SET FOR  
REGULATORY  
REVIEW

CONSULTANT  
J. J. JENSEN  
2001 S. GULF ROAD  
SUITE 100  
HOUSTON, TEXAS 77058

FRED P. JENSEN  
CONSULTANT INC.  
JENSEN

STATE OF TEXAS  
COUNTY OF DALLAS



Jones Residence

3210 Stevenson Avenue  
Austin, TX 78703

NORTH

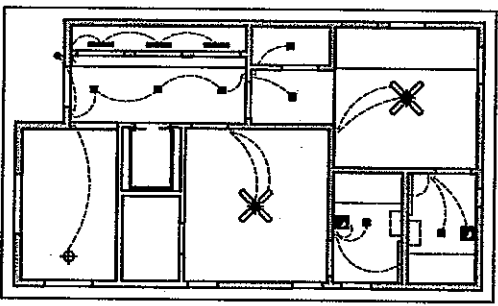
FLOOR PLANS

DATE: 10/1/02  
BY: J. J. JENSEN  
A20

MCD  
A-10

scale: 3752' = 1" drawing no.: -  
date: 14 DECEMBER 2012 A2.1

**FIRST LEVEL**  
**REFLECTED CEILING PLAN**  
**SCALE 1/4" = 1'-0" 1/16" = 1'-0"**




**SECOND LEVEL  
REFLECTED CEILING PLAN**  
Scale: 1/4" = 1'-0"  
1/16" = 1'-0"

**INSTITUT FÜR  
REGULATORISCHES  
RECHT**

**STOUDEDSON**  
  
 3000 Glenview Road  
 Austin, Texas 78703  
 512 462-1100

**FRED FUENTES  
CONSTRUCTION INC.**  
512-242-4613

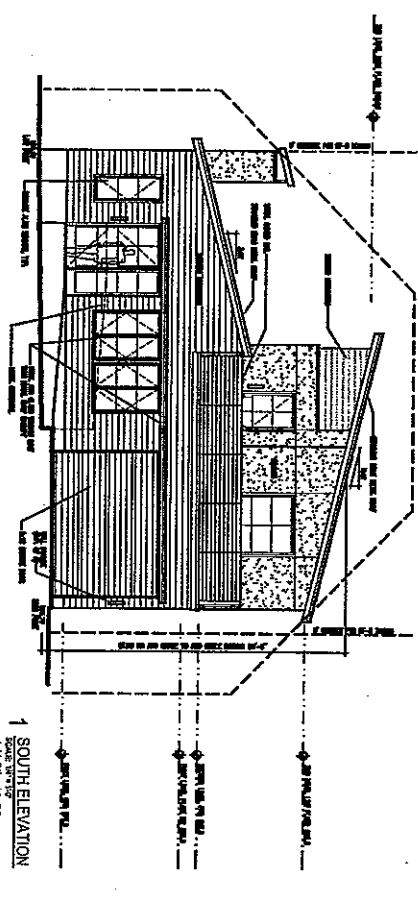


**Jones Residence**  
3210 Stevenson Avenue  
Austin, TX 78703  
**NORTH** 

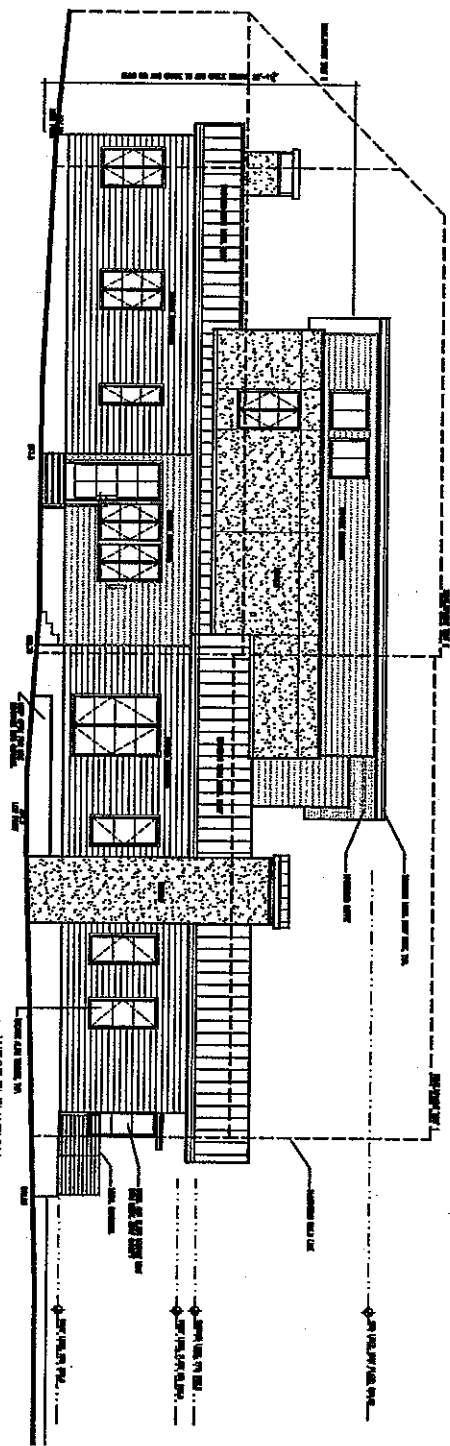
Drawing No. **REFLECTED**  
**CEILING PLAN**  
DATE: **May 11-07** Drawing No.  
SHEET: **A2.5**  
10 APRIL 2003

11/20/20

BL  
22



1 SOUTH ELEVATION  
1/16" = 1'-0"



2 WEST ELEVATION  
1/16" = 1'-0"

PERMIT SET FOR  
REGULATION  
RENEW

STANDARD  
S  
ARCHITECT  
1000 N. 10TH ST.  
SUITE 100  
DALLAS, TEXAS 75201  
(214) 742-1000

REED B. LUTTREY  
CONSULTANT NO.  
10231-413



Jones Residence

3210 Glenhurst Avenue  
Austin, TX 78703

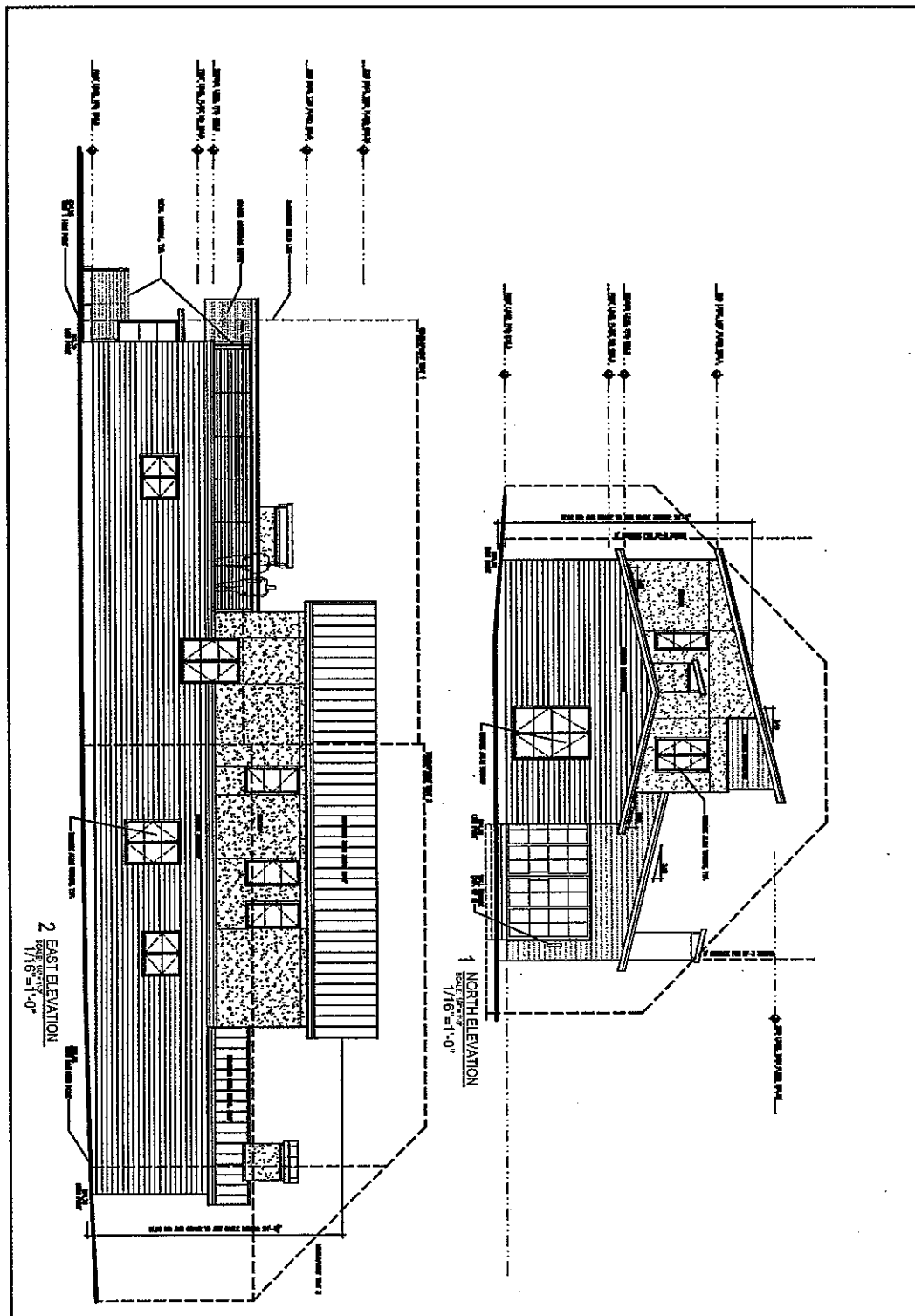
NORTH

EXTERIOR  
ELEVATIONS

1/8" = 1'-0"  
A3.0

MS  
4-10

B1  
23



PREPARED FOR  
 INSULATION  
 REVIEW

PREPARED BY  
 FRED HAYES  
 CONSTRUCTION INC.  
 EL PASO

INDEXED

JONES Residence  
 3210 Spearman Avenue  
 ARLING, TX 76010

NORTH

EXTERIOR  
 ELEVATIONS

SCALE 1/16" = 1'-0"  
 SHEET NO. A3.1

N. 47  
 4.10









2

3210 Stevenson Ave, Austin, TX 78703, USA

25/10

Google earth

© 2013 Google

Imagery Date: 8/1/2012 30°17'56.69" N 97°46'19.01" W elev 602 ft eye alt 1441 ft

B1  
26

## Travis CAD

## Property Search Results &gt; 116963 JONES MELISSA ANN for Year 2012

## Property

## Account

Property ID: 116963 Legal Description: LOT 103 TARRY TOWN NO 4  
 Geographic ID: 0117070713 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

## Location

Address: 3210 STEVENSON AVE Mapsco: 554X  
 TX 78703  
 Neighborhood: X7140 Map ID: 011808  
 Neighborhood CD: X7140

## Owner

Name: JONES MELISSA ANN Owner ID: 1502443  
 Mailing Address: 2513 MCCALLUM DR  
 AUSTIN, TX 78703-2520  
 % Ownership: 100.0000000000%

Exemptions:

## Values

(+) Improvement Homesite Value: + \$2,724  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$350,000  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$352,724  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$352,724  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$352,724

## Taxing Jurisdiction

Owner: JONES MELISSA ANN  
 % Ownership: 100.0000000000%  
 Total Value: \$352,724

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$352,724	\$352,724	\$4,380.83
02	CITY OF AUSTIN	0.502900	\$352,724	\$352,724	\$1,773.85
03	TRAVIS COUNTY	0.500100	\$352,724	\$352,724	\$1,763.98
0A	TRAVIS CENTRAL APP DIST	0.000000	\$352,724	\$352,724	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$352,724	\$352,724	\$278.46

B1  
27

68	AUSTIN COMM COLL DIST	0.095100	\$352,724	\$352,724	\$335.44
Total Tax Rate:		2.419046			
Taxes w/Current Exemptions:					\$8,532.56
Taxes w/o Exemptions:					\$8,532.56

**Improvement / Building**

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2872.0 sqft Value: \$2,724

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	XX		2011	2034.0
2ND	2nd Floor	XX		2011	838.0
011	PORCH OPEN 1ST F	*		2011	180.0
011	PORCH OPEN 1ST F	*		2011	96.0
251	BATHROOM	*		2011	2.5
252	BEDROOMS	*		2011	3.0
612	TERRACE UNCOVERD	*		2011	336.0
604	POOL RES CONC	*		2011	1.0
061	CARPORT ATT 1ST	*		2011	336.0
095	HVAC RESIDENTIAL	*		2011	2872.0
522	FIREPLACE	*		2011	3.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1623	7069.46	0.00	0.00	\$350,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	\$2,724	\$350,000	0	352,724	\$0	\$352,724
2011	\$128,375	\$300,000	0	428,375	\$0	\$428,375
2010	\$200,791	\$250,000	0	450,791	\$0	\$450,791
2009	\$116,305	\$375,000	0	491,305	\$39,237	\$452,068
2008	\$109,722	\$375,000	0	484,722	\$73,751	\$410,971

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/26/2011 12:00:00 AM	WD	WARRANTY DEED	LOCKETT LONDON	JONES MELISSA A			2011060212TR
2	2/22/1974 12:00:00 AM	WD	WARRANTY DEED	HATHAWAY SETH	LOCKETT LONDON	04855	02170	
3	6/15/1973 12:00:00 AM	WD	WARRANTY DEED	KINDER GILBERT E	HATHAWAY SETH	04733	01483	

Questions Please Call (512) 834-9317

Website version: 1.2.2.2

Database last updated on: 4/7/2013 3:29 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

B1  
28

Adjacent Property FAR

<u>Address</u>	<u>FAR</u>
3208 Stevenson Avenue	29%
3212 Stevenson Avenue	33%
3211 Stevenson Avenue	48%
3209 Stevenson Avenue	32%
3209 Gilbert Street	21%
3211 Gilbert Street	22%

TRAVIS CENTRAL APPRAISAL DISTRICT  
PROPERTY 116962 R  
Legal Description LOT 104 TARRY TOWN NO 4  
OWNER ID 1516022  
OWNERSHIP 100.00%  
PROPERTY APPRAISAL INFORMATION 2012  
CRAIG AMANDA LEMMOND & DAVID  
3208 STEVENSON AVE  
AUSTIN, TX 78703-2242  
ACRES: .1531  
EFF. ACRES: .0000  
APPR VAL METHOD: Cost  
Entities  
01 100% IMPROVEMENTS 99,573  
02 100% LAND MARKET + 350,000  
03 100% MARKET VALUE = 449,573  
04 100% PRODUCTIVITY LOSS - 0  
05 100% APPRAISED VALUE = 449,573  
HS CAP LOSS - 0  
ASSESSED VALUE = 449,573

0117070712  
Ref ID: 01170707120000  
Map ID 011808

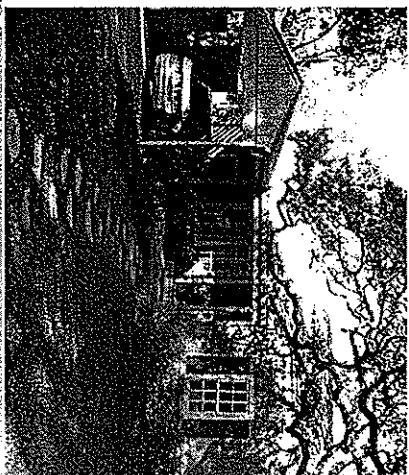
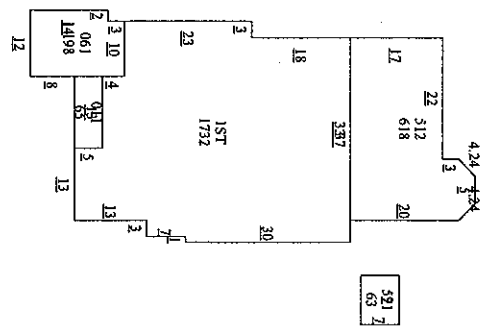
SITUS 3208 STEVENSON AVE TX 78703  
GENERAL  
LAST APPR. RRF  
LAST APPR. YR 2012  
LAST INSP. DATE 02/13/2012  
NEXT INSP. DATE 02/03/2012  
ZONING SF3  
NEXT REASON

REMARKS  
CLOSE BP. NO CHG SINCE 2/13/12 FC PER  
LISTING INFO, CHG EYOC, UPDATED CORIAN  
CNTS, SILESTINE & TRAVERTE MSTR BATH,  
RECENT ROOF & HVAC, 10/9/12 AWL/RFF //

UTILITIES  
TOPOGRAPHY  
ROAD ACCESS  
ZONING  
NEXT REASON

ISSUE DT 01/08/2013  
PERMIT TYPE PERMIT AREA ST PERMIT VAL  
0 A 0

SALE DT 10/14/2011  
PRICE GRANTOR DEED/INCO  
\*\*\*\*\* MARONEY PATRICK WD 2011151345TR  
03/01/2005 DIEZ-CONSECO RUSWD 2005035116TR  
05/13/1998 \*\*\*\*\* CHABALA TRACEY & WD 2000139656TR



IMPROVEMENT INFORMATION									
#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT
1ST	1ST FLOOR	PORCH OPEN 1	01	WW/4+		1,732.0	60.95	1	1940
011	CARPORT ATT			WW/4+		66.0	12.14	1	1940
095	HVAC RESIDEN			WW/4+		1,980.0	12.14	1	1940
251	BATHROOM			WW/4+		1,732.0	2.30	1	1940
512	DECK UNCOVRE			WW/4+		2.0	0.00	1	1940
571	STORAGE DET			WW/4+		618.0	8.05	1	1940
591	MASONRY TRIM			WW/4+		63.0	23.38	1	1940
							6.61	1	1940
							4,660.0		
							120,843		
							96,573		
IMPROVEMENT INFORMATION									
#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT
1ST	1ST FLOOR	PORCH OPEN 1	01	WW/4+		1,732.0	60.95	1	1940
011	CARPORT ATT			WW/4+		66.0	12.14	1	1940
095	HVAC RESIDEN			WW/4+		1,980.0	12.14	1	1940
251	BATHROOM			WW/4+		1,732.0	2.30	1	1940
512	DECK UNCOVRE			WW/4+		2.0	0.00	1	1940
571	STORAGE DET			WW/4+		618.0	8.05	1	1940
591	MASONRY TRIM			WW/4+		63.0	23.38	1	1940
							6.61	1	1940
							4,660.0		
							120,843		
							96,573		
IMPROVEMENT INFORMATION									
#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT
1ST	1ST FLOOR	PORCH OPEN 1	01	WW/4+		1,732.0	60.95	1	1940
011	CARPORT ATT			WW/4+		66.0	12.14	1	1940
095	HVAC RESIDEN			WW/4+		1,980.0	12.14	1	1940
251	BATHROOM			WW/4+		1,732.0	2.30	1	1940
512	DECK UNCOVRE			WW/4+		2.0	0.00	1	1940
571	STORAGE DET			WW/4+		618.0	8.05	1	1940
591	MASONRY TRIM			WW/4+		63.0	23.38	1	1940
							6.61	1	1940
							4,660.0		
							120,843		
							96,573		

SUBD: S13595  
L# DESCRIPTION  
1. Land  
Comment: AC/SC FT UPDATE PER GIS  
NBHD: X7140  
CLS: TABLE  
SC: HS  
METH: LOT  
DIMENSIONS: 0.1531 AC  
UNIT PRICE: 350,000.00  
GROSS VALUE: 350,000  
ADJ MASS ADJ VAL SRC: 1.00 A  
IRR Acres: 0  
MKT VAL: 350,000  
AG APPLY: NO  
AG CLASS: AG TABLE  
AG UNIT PRG: AG VALUE  
0.00  
0  
Page 1 of 1  
Effective Date of Appraisal: January 1  
Date Printed: 04/09/2013 10:58:13AM  
by: taxinfo  
True Automation, Inc.

TRAVIS CENTRAL APPRAISAL DISTRICT  
PROPERTY 116964 R  
Legal Description LOT 102 \* & E 10 FT OF LOT 101 TARRY TOWN NO 4  
OWNER ID 1393258  
OWNERSHIP 100.00%  
3212 STEVENSON AVE  
AUSTIN TX 78703-2242-12  
ACRES: .1912  
EFF. ACRES: .0000  
APPR VAL METHOD: Cost  
ENTITIES  
01 100% IMPROVEMENTS 225,603  
02 100% LAND MARKET + 346,500  
03 100% MARKET VALUE = 572,103  
04 100% PRODUCTIVITY LOSS - 0  
05 100% APPRAISED VALUE = 572,103  
HS CAP LOSS - 0  
ASSESSED VALUE = 572,103

0117070714  
Ref ID: 01170707140000  
Map ID 011808

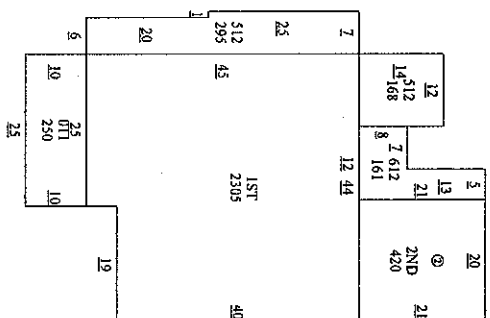
SITUS 3212 STEVENSON AVE TX 78703

UTILITIES  
TOPOGRAPHY LAST APPR. YR 2012  
ROAD ACCESS LAST INSP. DATE  
ZONING SF3 NEXT INSP. DATE  
NEXT REASON

REMARKS  
ADD PCH, DEL DK, CHG CLASS, GRADE &  
NBHD 9-12-07 VGE/CAB

BUILDING PERMITS  
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
11/02/2007 \*\*\*\*\* KEEBLE FLOYD C D WD 2007203480TR  
09/12/1986 \*\*\*\*\* SMITH VIRGINIA L WD / 09881 / 00554  
09/08/1986 \*\*\*\*\* SMITH VIRGINIA L WD / 09881 / 00550



SUBD: S13595 NBHD: X7154 132.00%

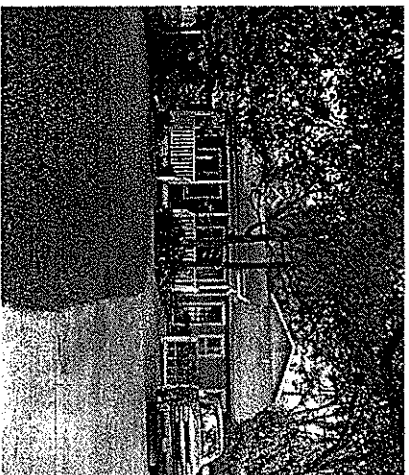
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ VALUE
1ST	1st Floor		01	WW/5-	2,305.0	65.49	1	1947	1947	E	150,954	90%	0%	0%	0%	100%	0.90	135,859
2ND	2nd Floor		01	WW/5-	420.0	58.94	1	1947	1947	E	24,755	90%	0%	0%	0%	100%	0.90	22,280
512	BATHROOM		*	*/	1.0	0.00	1	1947	1947	E	1.352	85%	0%	0%	0%	100%	0.85	0
512	DECK UNCOVER		*	*/	168.0	8.05	1	1947	1947	E	1,352	85%	0%	0%	0%	100%	0.85	0
512	DECK UNCOVER		*	*/	298.0	8.05	1	1947	1947	E	2,376	80%	0%	0%	0%	100%	0.90	1,938
095	HVAC RESIDEN		*	*/	2,728.0	2.30	1	1947	1947	E	6,268	80%	0%	0%	0%	100%	0.90	5,014
612	TERRACE UNCO		*	*/	161.0	9.78	1	1947	1947	E	926	80%	0%	0%	0%	100%	0.90	833
011	PORCH OPEN 1		01	*/	250.0	13.08	1	2007	1947	E	3,270	80%	0%	0%	0%	100%	0.90	2,613
STCD: A1																		170,911
1. 1 FAM DWELLING																		6,325.0

IMPROVEMENT FEATURES

Roof Style GABLE  
Roof Covering COMPOSITION SHINGLE  
Foundation PIER AND BEAM  
Floor Factor 1ST  
Shape Factor U  
Grade Factor E

SKETCH FOR IMPROVEMENT #1 (1 FAM DWELLING)

PICTURE



SUBD: S13595 NBHD: X7154 100.00%  
LAND INFORMATION  
GROSS VALUE 350,000.00  
ADJ MASS ADJ VAL SRC 1.00 A  
MKT VAL 346,500  
AG APPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE 0  
Comment: AC/SC FT UPDATE PER GIS

# TRAVIS CENTRAL APPRAISAL DISTRICT

PROPERTY 116995 R

Legal Description  
W 27.5 FT OF LOT 75 \* & E 37.5 FT OF LOT 76 TARRY  
TOWN NO 4

OWNER ID  
114796

PROPERTY APPRAISAL INFORMATION 2012  
PLUMMER ROSS M & LINDA F SANDBERG  
3209 STEVENSON AVE  
AUSTIN TX 78703-2241-09

OWNERSHIP  
100.00%

ACRES: .2247

EFF. ACRES: .0000

APPR VAL METHOD: Cost

0117071007

Ref ID: 01170710070000  
Map ID 011808

SITUS 3209 STEVENSON AVE TX 78703

## GENERAL

UTILITIES  
TOPOGRAPHY  
ROAD ACCESS  
ZONING  
NEXT REASON  
SFB3  
LAST APPR. YR 2012  
LAST INSP DATE  
NEXT INSP DATE

## REMARKS

BUILDING PERMITS  
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

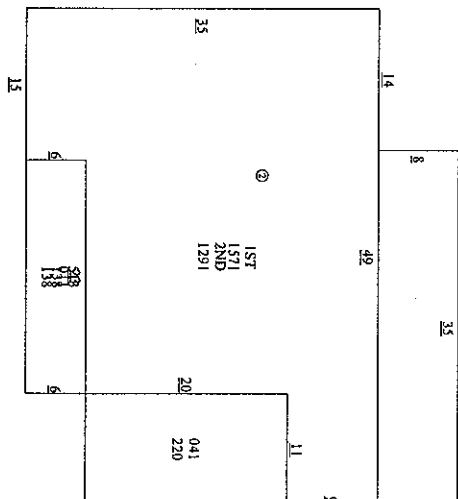
SALE DT PRICE GRANTOR DEED INFO

07/29/1996 \*\*\*\*\* FERGUSON HALLIE WD / 12743 / 01273  
02/14/1995 \*\*\*\*\* LACY JAMES S & L WD / 12375 / 01434  
04/13/1994 \*\*\*\*\* LEMOND TOM L WD / 12164 / 01678

SUBD. S13595 NBHD: X7150 147.00%

# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE  
1ST 1st Floor 01 WVS- 1,571.0 69.50 1 1952 1952 80,752 75% 0% 0% 100% 0.75 81,889  
2ND 2nd Floor 01 WVS- 1,291.0 62.55 1 1952 1952 80,752 75% 0% 0% 100% 0.85 86,639  
041 GARAGE ATT 1 25.73 1 1952 1952 5,661 75% 0% 0% 100% 0.75 4,246  
095 HVAC RESIDEN 2,862.0 2,301 1 1952 1952 6,583 75% 0% 0% 100% 0.75 4,537  
251 BATHROOM 1.0 0.00 1 1952 1952 1,428 75% 0% 0% 100% 0.75 1,071  
513 DECK COVERED 138.0 13.08 1 1952 1952 1,805 75% 0% 0% 100% 0.75 1,364  
011 PORCH OPEN 1 138.0 13.08 1 1952 1952 1,805 75% 0% 0% 100% 0.75 1,364  
STCD: A1 6,221.0  
Homestead: Y (100%) 205,414 162,136

## IMPROVEMENT INFORMATION



## SKETCH for Improvement #1 (1 FAM DWELLING)

Entites	Values
01 100%	IMPROVEMENTS 238,340
02 100%	LAND MARKET + 385,000
03 100%	MARKET VALUE = 623,340
04 100%	PRODUCTIVITY LOSS 0
2J 100%	APPRAISED VALUE = 623,340
68 100%	HS CAP LOSS 0
	ASSESSED VALUE = 623,340

## EXEMPTIONS

HS Homestead  
SKETCH COMMANDS  
1ST X U36 R14DP U8 R35 D17DD L11 D20 L23DD  
D6 L15  
2ND X SU1 U36 R49 D9 L11 D20 L23 D6 L15  
041 X U6 R38 U20DD R11DD D20DD L11DD  
513 X R15 SU1 U6DD R23DD D6 L23DD  
011 X R15 U6DD R23DD D6DD L23DD

## IMPROVEMENT FEATURES

Roof Style GABLE 0  
Roof Covering COMPOSITION SHINGLE 0  
Foundation SLAB 0  
Floor Factor 1ST 0  
Shape Factor U 0  
Grade Factor A 0

SUBD. S13595 NBHD: X7150 100.00%

L# DESCRIPTION CUS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC  
1. Land A1 Y (100%) LOT 0.2247 AC 350,000.00 350,000 1.10 A 1.00 A  
Comment: AC/JSQ FT UPDATE PER GIS

## LAND INFORMATION

IRR Wells: 0 Capacity: 0  
MKT VAL 385,000  
AG APPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE  
NO 0.00 0



TRAVIS CENTRAL APPRAISAL DISTRICT  
PROPERTY 116994 R  
Legal Description  
LOT 77 & W 12.5 FT LOT 76 TARRY TOWN NO 4

OWNER ID  
1441425  
TAYLOR JAMES A & KIMBERLY J TEAGUE  
3211 STEVENSON AVE  
AUSTIN TX 78703-2241-11

OWNERSHIP  
100.00%

0117071006  
Ref ID: 01170710060000  
Map ID 011808

ACRES: .2144  
EFF. ACRES: .0000



Entites	Values
01	100%
02	100%
03	100%
04	100%
2J	100%
68	100%

Improvements	Values
LAND MARKET	665,918
MARKET VALUE	367,500
PRODUCTIVITY LOSS	1,033,418
APPRAISED VALUE	0
HS CAP LOSS	1,033,418
ASSESSED VALUE	0

SITUS 3211 STEVENSON AVE TX 78703

GENERAL

UTILITIES  
TOPOGRAPHY  
ROAD ACCESS  
ZONING  
NEXT REASON  
SF3  
LAST APPR. RRF  
LAST INSP. DATE 2012  
NEXT INSP. DATE 12/12/2011  
11/28/2011

REMARKS

IMPS & CLASS OK. CHANGE SHAPE TO I,  
STONE HOME HAS NICE EXTERIOR, STONE &  
STUCCO HEAVY TRIM, MULTIPLE ROOF  
CELESTERS, F/C 12/12/11 RRF/IV & O: DEL IMP

BUILDING PERMITS  
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
05/13/2009 \*\*\*\*\* FUCHS BRIAN R & WD 2009079133TR  
12/09/2004 \*\*\*\*\* BRF INVESTMENTS WD 2004229623TR  
04/08/2004 \*\*\*\*\* TYLER FLORAL WD 2004067687TR

SUBD. S13595

#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1ST	2ND	1st Floor	01	WP/6+		2,163.0	104.28	1	2004	2004	A	225,558	93%	0%	0%	0%	100%	0.93	209,769
011	011	PORCH OPEN 1	01	WP/6+		1,881.0	93.85	1	2004	2004	A	176,582	93%	0%	0%	0%	100%	0.93	164,175
041	041	PORCH OPEN 1	01	WP/6+		294.0	22.74	1	2004	2004	A	6,886	93%	0%	0%	0%	100%	0.93	6,218
061	061	GARAGE ATT 1	01	WP/6+		51.0	22.74	1	2004	2004	A	1,160	93%	0%	0%	0%	100%	0.93	1,079
081	081	CARPORT ATT 1	01	WP/6+		600.0	40.93	1	2004	2004	A	24,558	93%	0%	0%	0%	100%	0.93	22,839
091	091	HVAC RESIDEN	01	WP/6+		48.0	22.74	1	2004	2004	A	1,092	93%	0%	0%	0%	100%	0.93	1,016
251	251	BATHROOM	01	WP/6+		4,044.0	2.30	1	2004	2004	A	9,501	93%	0%	0%	0%	100%	0.93	8,850
522	522	FIREPLACE	01	WP/6+		3.0	0.00	1	2004	2004	A	13,800	93%	0%	0%	0%	100%	0.93	12,834
581	581	STORAGE ATT	01	WP/6+		6.0	4,600.00	1	2004	2004	A	2,46	93%	0%	0%	0%	100%	0.93	2,229
631	631	PORCH CLOS U	01	WP/6+		225.0	45.48	1	2004	2004	A	10,233	93%	0%	0%	0%	100%	0.93	9,517
591	591	MASONRY TRIM	01	WP/6+		500.0	6.61	1	2004	2004	A	3,305	93%	0%	0%	0%	100%	0.93	3,074
1	1	FAM DWELLING	STCD: A1			9,818.5			2004	2004	A	472,471							439,400

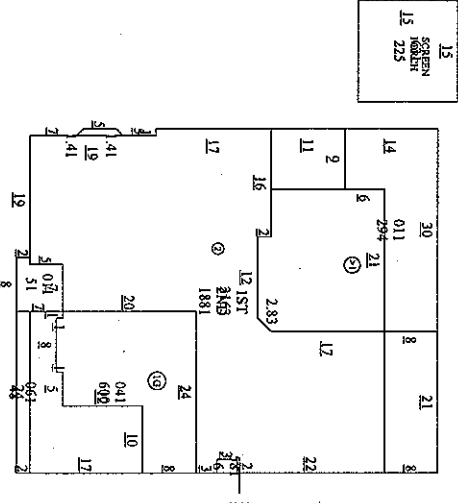
IMPROVEMENT INFORMATION

IMPROVEMENT INFORMATION	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	A	225,558	93%	0%	0%	0%	100%	0.93	209,769
2	A	176,582	93%	0%	0%	0%	100%	0.93	164,175
3	A	6,886	93%	0%	0%	0%	100%	0.93	6,218
4	A	1,160	93%	0%	0%	0%	100%	0.93	1,079
5	A	24,558	93%	0%	0%	0%	100%	0.93	22,839
6	A	1,092	93%	0%	0%	0%	100%	0.93	1,016
7	A	9,501	93%	0%	0%	0%	100%	0.93	8,850
8	A	13,800	93%	0%	0%	0%	100%	0.93	12,834
9	A	2,46	93%	0%	0%	0%	100%	0.93	2,229
10	A	10,233	93%	0%	0%	0%	100%	0.93	9,517
11	A	3,305	93%	0%	0%	0%	100%	0.93	3,074
12	A	472,471							439,400

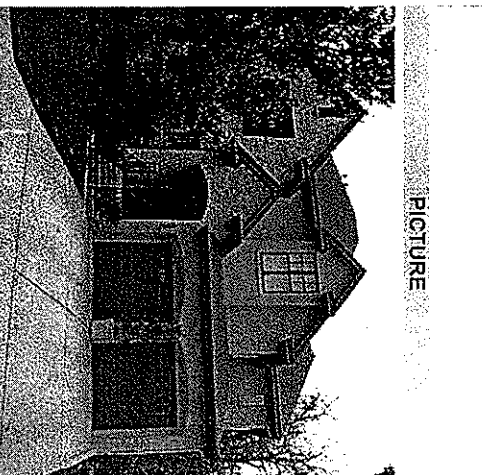
IMPROVEMENT FEATURES

IMPROVEMENT FEATURES	FEATURES
Root Style	HIP
Root Covering	SHINGLE
Foundation	SLAB
Floor Factor	1ST
Shape Factor	1
Grade Factor	A
	0

SKETCH FOR IMPROVEMENT #1 (1 FAM DWELLING)



EXEMPTIONS



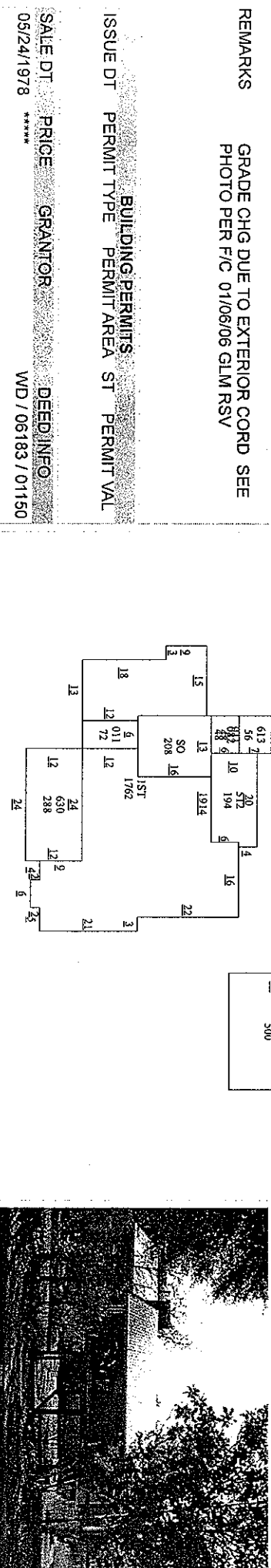
SUBD. S13595 NBHD: X/164 100.00% LAND INFORMATION: IRR Wells: 0 Capacity: 0  
1. Land CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC  
Comment: AC/SQ FT UPDATE PER GIS 0.2144 AC 350,000.00 350,000 1.05 1.00 A  
IRR Acres: 0 AG APPLY AG CLASS AG TABLE AG UNIT PRG AG VALUE  
MKT VAL 367,500 NO 0.00 0  
367,500 0



TRAVIS CENTRAL APPRAISAL DISTRICT  
PROPERTY 116957 R  
Legal Description LOT 111 & W 10 FT OF LOT 110 & E 25 FT OF LOT 112 TARRY TOWN NO 4  
OWNER ID 114759  
3209 GILBERT ST  
AUSTIN TX 78703-2221-09  
ACRES: .2673  
EFF. ACRES: .0000  
APPR VAL METHOD: ARB  
SKETCH for Improvement #1 (1 FAM DWELLING)  
ENTITIES  
01 100% IMPROVEMENTS 67,995  
02 100% LAND MARKET + 490,000  
03 100% MARKET VALUE = 557,995  
04 100% PRODUCTIVITY LOSS - 0  
05 100% APPRAISED VALUE = 557,995  
06 100% HS CAP LOSS - 0  
07 100% ASSESSED VALUE = 557,995

0117070706 Ref ID: 01170707060000  
Map ID 011808  
SITUS 3209 GILBERT ST TX 78703  
GENERAL  
LAST APPR. 2012  
LAST APPR. YR 2012  
LAST INSP. DATE  
NEXT INSP. DATE  
ZONING SF3  
NEXT REASON  
REMARKS GRADE CHG DUE TO EXTERIOR CORD SEE PHOTO PER F/C 01/06/06 GLM RSV

UTILITIES  
TOPOGRAPHY  
ROAD ACCESS  
ZONING  
NEXT REASON  
REMARKS  
BUILDING PERMITS  
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL  
SALE DT PRICE GRANTOR DEED INFO  
05/24/1978 \*\*\*\*\* WD / 06183 / 01150



SUBD: S13595 NBHD: X7140 103.00%									
IMPROVEMENT INFORMATION									
#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT
1ST	FLOOR		01	WW	4++	1,762.0	61.54	1	1940
UBSMT	Unimproved	B	01	WW	4++	208.0	30.77	1	1940
011	PORCH	OPEN 1	*	1/4+		72.0	12.14	1	1940
011	PORCH	OPEN 1	*	1/4+		48.0	12.14	1	1940
012	PORCH	OPEN 2	*	1/4+		48.0	12.14	1	1940
031	GARAGE	DET 1	*	WW	4++	500.0	24.28	1	1940
095	HVAC	RESIDEN	*	1/4+		2.0	2.30	1	1940
251	BATHROOM		*	1/4+		2.0	2.30	1	1940
512	DECK	UNCOVER	*	1/4+		194.0	8.05	1	1940
522	FIREPLACE		*	1/4+		1.0	2,300.00	1	1940
591	MASONRY	TRIM	*	1/4+		125.0	6.61	1	1940
613	TERRACE	COVE	*	1/4+		56.0	8.05	1	1940
630	PORCH	CLOS F	*	1/4+		288.0	36.41	1	1940
STCD: A1							Homestead: Y (100%)		
1. 1 FAM DWELLING							148,691		
							110,880		

SUBD: S13595 NBHD: X7140 100.00%									
LAND INFORMATION									
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE
1.	Land	SPECIAL	A1	Y (100%)	LOT		0.2673 AC	350,000.00	94,000.00
Comment: AC/ISQ FT UPDATE PER GIS							490,000		

LAND INFORMATION									
LAND INFORMATION									
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE
1.	Land	SPECIAL	A1	Y (100%)	LOT		0.2673 AC	350,000.00	94,000.00
Comment: AC/ISQ FT UPDATE PER GIS							490,000		

TRAVIS CENTRAL APPRAISAL DISTRICT  
PROPERTY 116966  
Legal Description  
LOT 113 & W 25 FT OF LOT 112 TARRY TOWN NO 4

OWNER ID  
114758  
OWNERSHIP  
100.00%

0117070705  
Ref ID: 01170707050000  
Map ID 011808

SITUS 3211 GILBERT ST TX 78703

PROPERTY APPRAISAL INFORMATION 2012

MAGNUSON JAMES L & HESTER FERR  
HESTER FERRIS MAGNUSON  
3211 GILBERT ST  
AUSTIN TX 78703-2221-11

ACRES: .2427  
EFF. ACRES: .0000

APPR VAL METHOD: Cost



Entities	Values
01 100%	IMPROVEMENTS 119,382
02 100%	LAND MARKET + 420,000
03 100%	MARKET VALUE = 539,382
04 100%	PRODUCTIVITY LOSS - 0
21 100%	APPRAISED VALUE = 539,382
68 100%	HS CAP LOSS - 0
	ASSESSED VALUE = 539,382

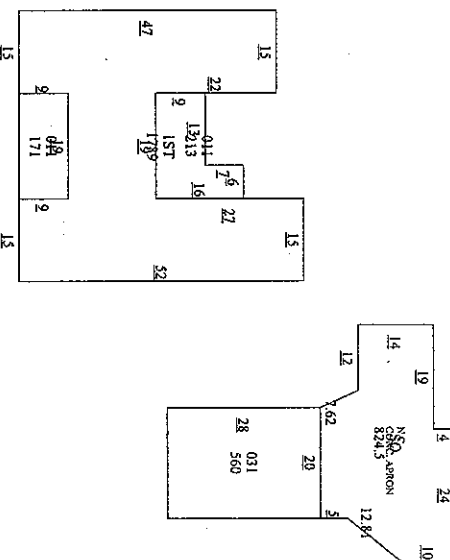
GENERAL

UTILITIES  
TOPOGRAPHY  
ROAD ACCESS  
ZONING  
NEXT REASON  
LAST APPR.  
LAST APPR. YR 2012  
LAST INSP. DATE  
NEXT INSP. DATE

REMARKS

BUILDING PERMITS  
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
06/29/1987 \*\*\*\*\* BOSTON LOUISE MOWD / 10321 / 00080  
12/14/1957 \*\*\*\*\* WD / 01880 / 00137



SKETCH for Improvement # 11 FAM DWELLING

SKETCH COMMANDS

1ST XU47.R15.D22.R19.U27.R15.D52.L15.U9.  
L19.D6.L15  
XR15.U9DD.R19DD.D9DD.L19DD  
XR15.U25.U9.R13.U7.R8.D16.L19DD  
XR72.U27.U28.R20.D28DD.L20DD  
XR72.U55.U7.L3.L12.U14.R19.U4.R24.D10.  
D10.L5.D5.L20DD

SUBD: S13595 NBHD: X7140 103.00%

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1ST	1st Floor	PORCH OPEN 1	01	WP/4+	1,789.0	62.30	1	1946	1946	G	111,455	85%	0%	0%	0%	100%	0.85	94,737
011	PORCH OPEN 1			WP/4+	1,710	12.14	1	1946	1946		2,076	85%	0%	0%	0%	100%	0.85	1,785
011	PORCH OPEN 1			WP/4+	2,130	12.14	1	1946	1946		2,586	85%	0%	0%	0%	100%	0.85	2,198
031	GARAGE DET 1			WP/4+	560.0	24.69	1	1946	1946		13,828	85%	0%	0%	0%	100%	0.85	11,752
095	HVAC RESIDEN			WP/4+	1,789.0	2.30	1	1946	1946		4,115	85%	0%	0%	0%	100%	0.85	3,498
251	BATHROOM			WP/4+	1.5	0.00	1	1946	1946		2,300	85%	0%	0%	0%	100%	0.85	1,955
522	FIREPLACE			CAS/4+	1.0	0.00	1	1946	1946			85%	0%	0%	0%	100%	0.85	0
531	OBS FENCE			CAS/4+	1.0	0.00	1	1946	1946			85%	0%	0%	0%	100%	0.85	0
1	FAM DWELLING		STCD: A1		4,525.5					Homestle: Y (100%)	136,358							115,905

IMPROVEMENT FEATURES

Roof Style GABLE  
Roof Covering COMPOSITION SHINGLE  
Foundation PIER AND BEAM  
Floor Factor 1ST  
Shape Factor 1  
Grade Factor G

SUBD: S13595 NBHD: X7140 100.00%

L#	DESCRIPTION	CLS	TABLE	SC	HS	MEH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	IRR Wells: 0	Capacity: 0	IRR Acres: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1	Land	SPECIAL	A1	Y (100%)	LOT		0.2427 AC	350,000.00	350,000.00	1.20	1.00	A				420,000	NO				0.00	0
																420,000						0

B1  
35

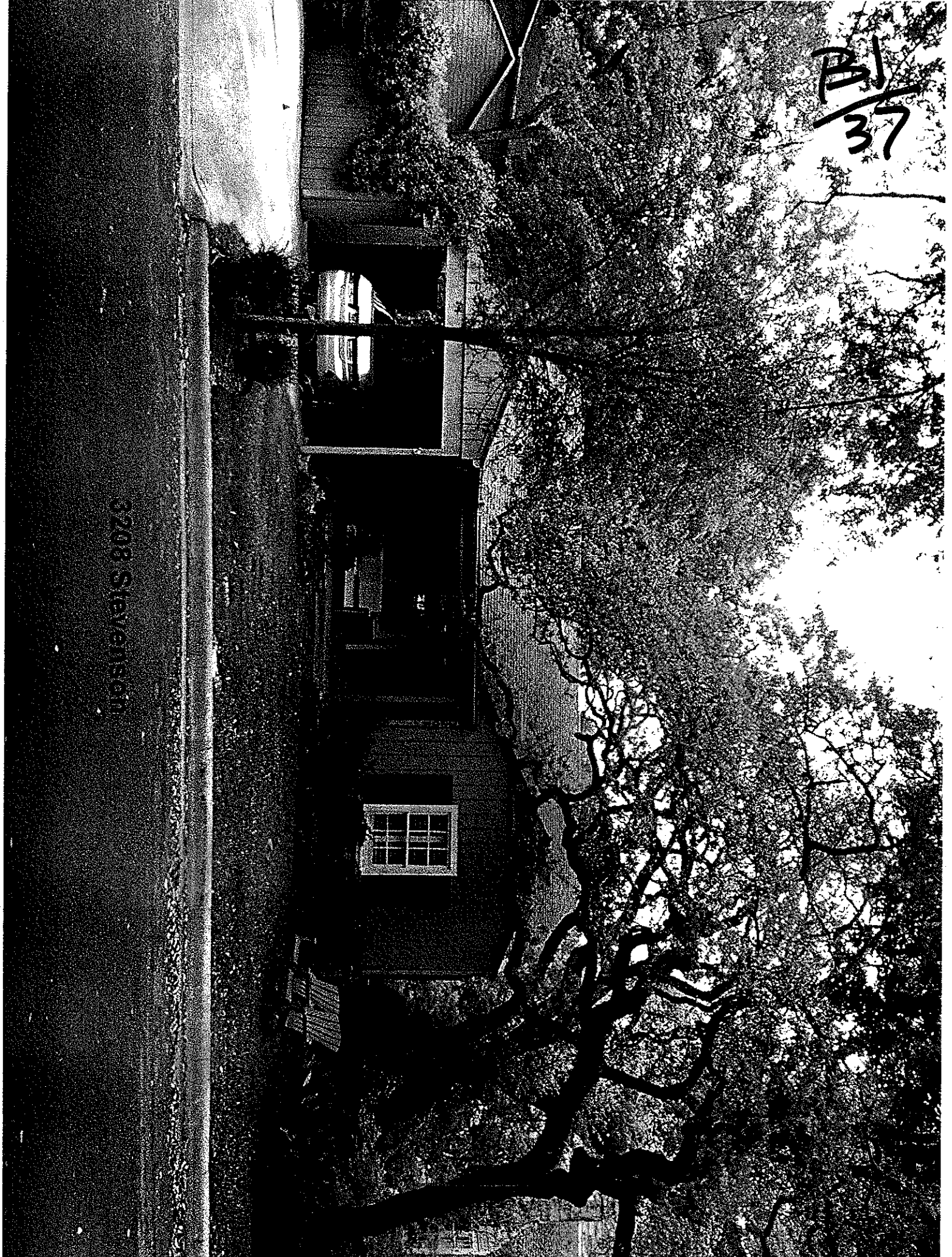
TCAD Parcel ID	Address	SF	Lot Size	FAR
117012	2100 Mountainview Road	2,066	10,062	21%
117011	2102 Mountainview Road	3,421	10,023	34%
116928	3006 Gilbert	2,500	6,645	38%
116927	3004 Gilbert	3,397	10,425	33%
116942	3309 Gilbert	2,689	14,164	19%
117007	3009 Gilbert	3,766	8,365	45%
116908	3200 Gilbert	3,104	9,881	31%
116909	3206 Gilbert	2,929	10,373	28%
116910	3208 Gilbert	3,168	9,834	32%
116911	3212 Gilbert	3,640	12,592	29%
116912	3216 Gilbert	3,185	9,709	33%
116913	3218 Gilbert	3,398	9,828	35%
116914	3222 Gilbert	5,137	11,582	44%
116959	3201 Gilbert	1,612	7,360	22%
116958	3205 Gilbert	2,473	8,705	28%
116957	3209 Gilbert	2,262	11,645	19%
116956	3211 Gilbert	2,349	10,572	22%
116955	3215 Gilbert	3,986	10,259	39%
116954	3217 Gilbert	2,656	9,851	27%
116953	3219 Gilbert	3,559	10,280	35%
116952	3221 Gilbert	5,584	11,308	49%
116944	3301 Gilbert	3,244	17,502	19%
116905	3401 Windsor	2,346	10,193	23%
116904	3403 Windsor	2,566	10,147	25%
116903	3407 Windsor	2,068	13,512	15%
116900	3411 Windsor	3,061	11,970	26%
116915	3415 Windsor	2,812	14,800	19%
116899	3417 Windsor	3,596	10,099	36%
117057	1906 Hopi Trail	4,700	15,226	31%
116999	2000 Hopi Trail	4,011	14,664	27%
792521	2006 Hopi Trail	4,229	5,961	71%
117021	2003 Hopi Trail	2,931	9,312	31%
117022	2005 Hopi Trail	1,752	9,047	19%
117023	2007 Hopi Trail	2,876	9,330	31%
117024	2009 Hopi Trail	2,350	8,623	27%
116998	2100 Hopi Trail	3,088	5,983	52%
116997	2102 Hopi Trail	5,280	13,645	39%
116932	2209 Hopi Trail	1,482	10,195	15%
116931	2207 Hopi Trail	1,630	8,608	19%
116930	2205 Hopi Trail	4,095	8,296	49%
116929	2201 Hopi Trail	1,582	5,066	31%
116961	3206 Stevenson	3,497	11,338	31%
116960	3200 Stevenson	2,528	5,950	42%
116962	3208 Stevenson	1,993	6,670	30%
116964	3212 Stevenson	2,726	8,326	33%

119965	3214 Stevenson	1,524	8,402	18%
116966	3216 Stevenson	3,153	8,436	37%
116967	3218 Stevenson	1,639	9,777	17%
116996	3205 Stevenson	2,920	12,440	23%
116995	3209 Stevenson	3,082	9,789	31%
116994	3211 Stevenson	4,492	9,340	48%
116993	3213 Stevenson	2,028	11,253	18%
116992	3215 Stevenson	3,376	11,246	30%
116991	3221 Stevenson	3,561	24,907	14%
116945	3300 Stevenson	2,303	17,352	13%
563785	2200 Pecos	4146	4911	84%
116897	3302 Gilbert	3848	7046	55%
116968	2101 Pecos	2580	13873	19%
116959	3201 Meredith	1792	7360	24%
116958	3203 Meredith	2473	8705	28%
116957	3207 Meredith	2470	11645	21%
116909	3206 Meredith	2929	10373	28%
116910	3208 Meredith	3168	9833	32%
116911	3212 Meredith	3640	12951	28%
116912	3218 Meredith	3185	9709	33%

B1  
36

BJ  
37

3208 Stevenson



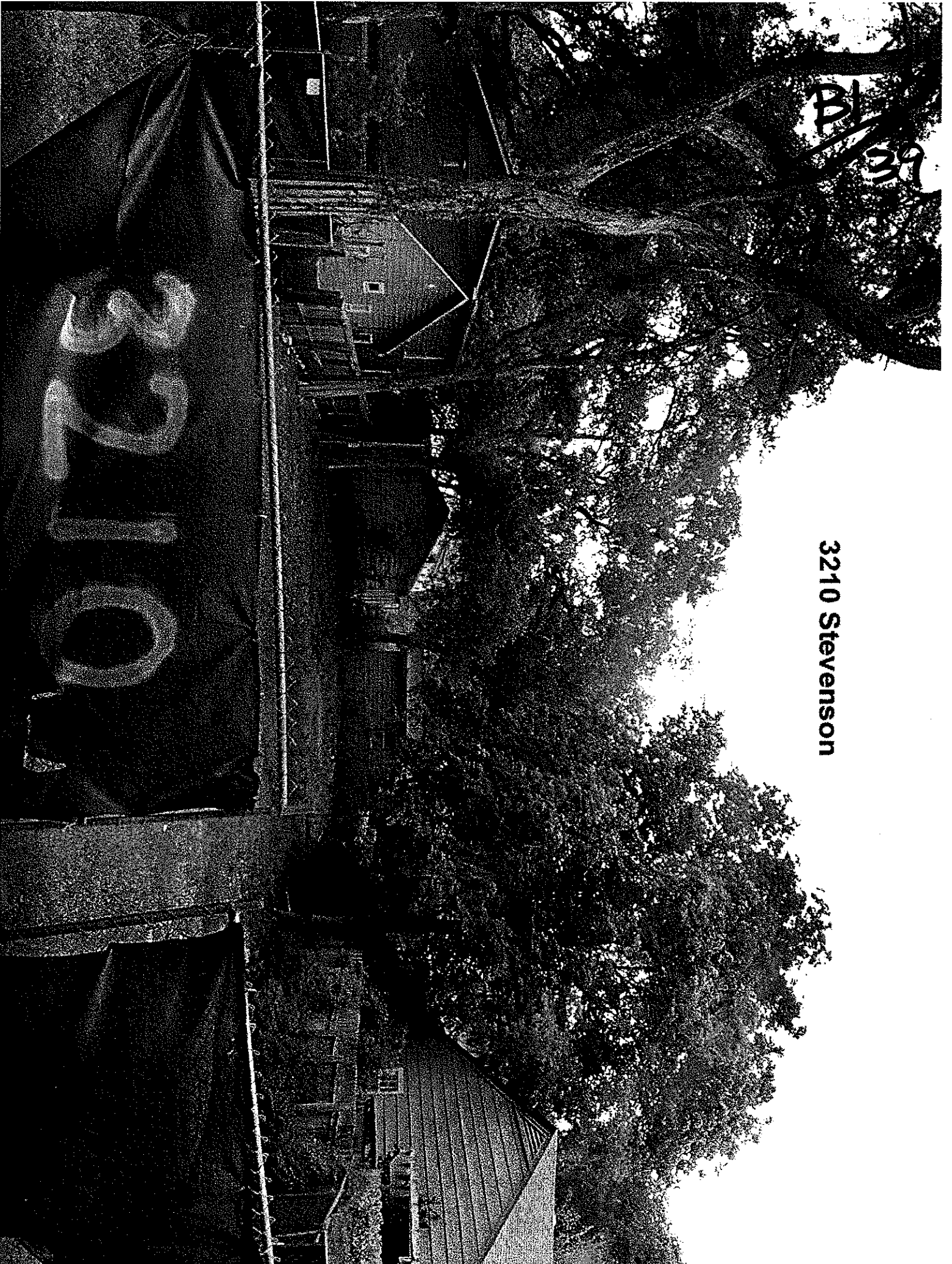


3209 Stevenson



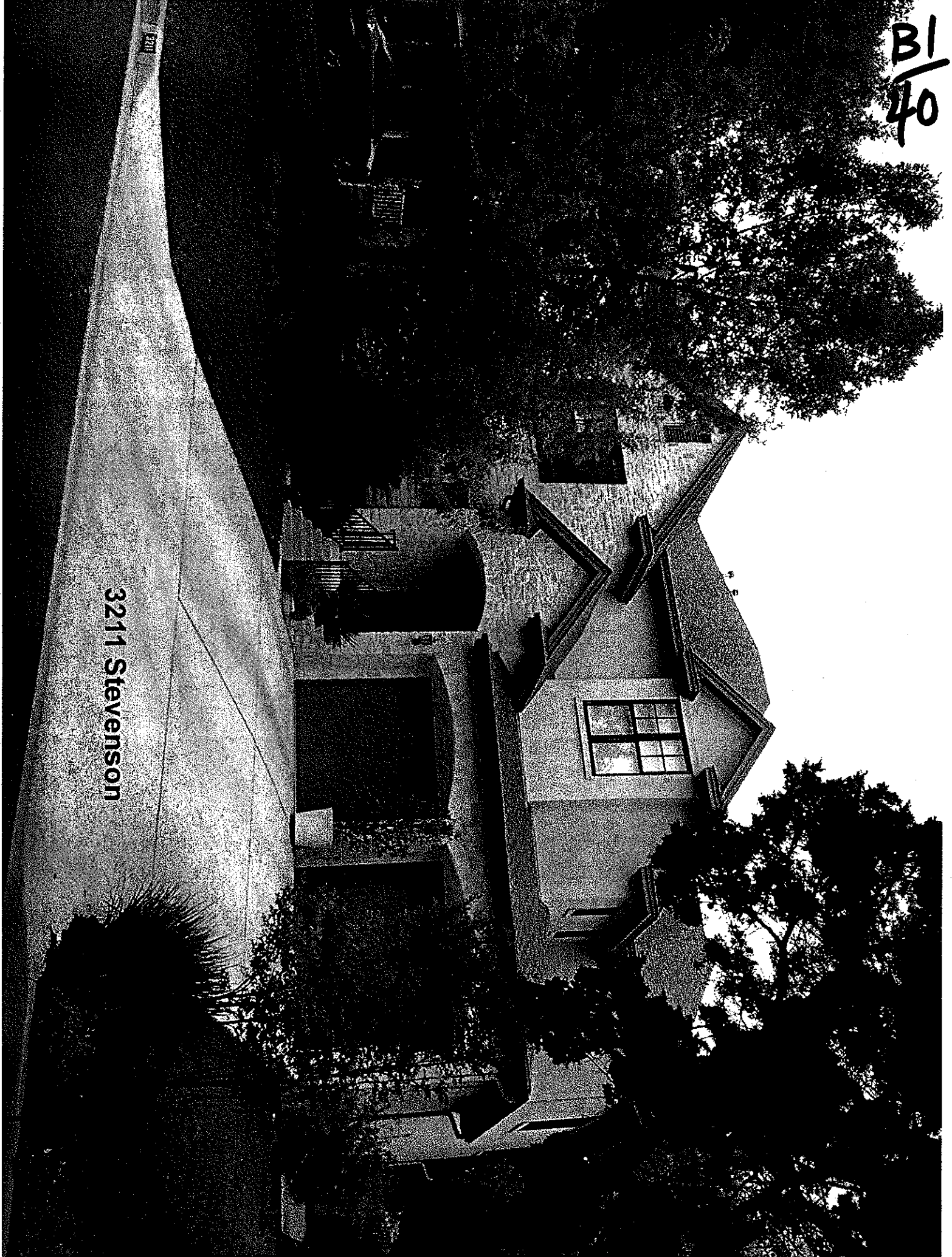
3210 Stevenson

BI  
39

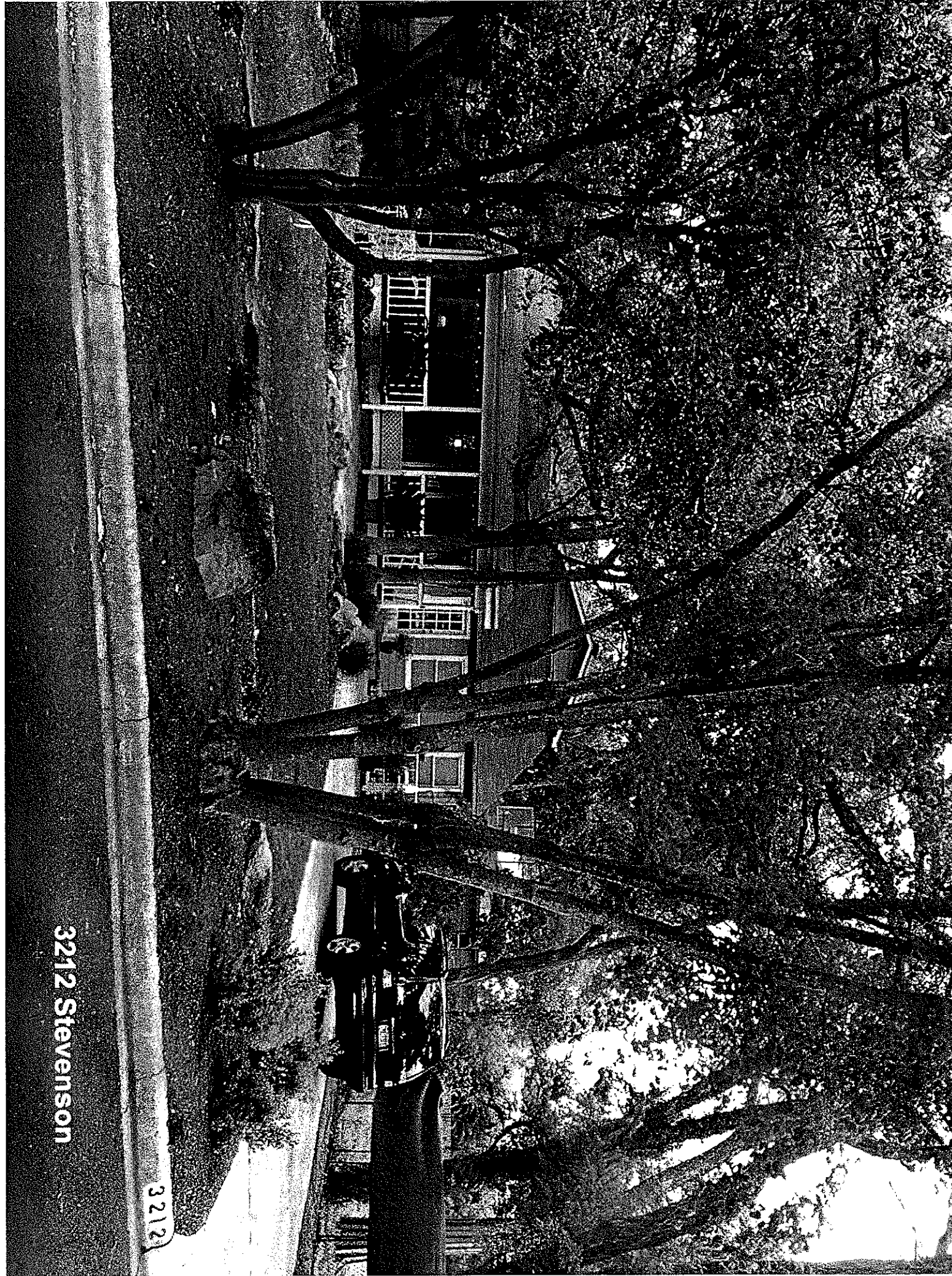


BI  
40

3211 Stevenson







3212 Stevenson

3212

B1  
42

3209

3209 Gilben

B1  
43

3211 Gilbert

