

CITY OF AUSTIN

ROW # 10981074

CASE #

NRD-2013-0061 - Aug 26<sup>th</sup>  
2013-072602 PR

TCAD #

109324

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 724 PATTERSON AVE.

LEGAL DESCRIPTION: Subdivision - N60 FT OF LOT 31 DEATS ET

Lot(s) 3-AD-1 Block        Outlot        Division       

LAND STATUS DETERMINATION CASE NUMBER (if applicable)       

I/We NORMA YANCEY on behalf of myself/ourselves as authorized agent for

JC and CHRISTY BUTLER affirm that on 8/9, 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.

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

Requesting 15% increase in FAR or 417 SF

Based on McMansion allowed 2300 SF.

Proposed SF = 2717 > 2300

"1ST FLOOR EXPANSION & SECOND STORY ADDITION"

in a SF-3-NR-HD zoning district. National Register Historic District - West Line

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**  
**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:

Please see attachment

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**REQUEST:**

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

Please see attachment

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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:

Please see attachment

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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:
  - a. The lot is undersized and does not meet the standard SF-3 lot size of 5,750 SF.
  - b. The lot has exceptional site characteristics included a non-functioning alley of grass that has never been legally vacated as well as a large right-of-way.

REQUEST:

2. The request for the modification is unique to the property in that:
  - a. The front yard of the property facing Patterson Avenue has a large right-of-way. The rear yard has an alley that was never legally vacated. The alley is essentially lawn with a low stone wall. The right-of-way coupled with the grass alley give the impression of a much larger lot when in actuality the lot is extremely undersized.
  - b. The house was constructed in 1921 prior to zoning setbacks; much of the structure sits outside the street side yard setback and rear yard setback. The setbacks are limiting in terms of expanding the livable space on one level and therefore require that a second-story be added.

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:
  - a. The proposed design is similar in scale, massing, and style to many homes adjacent and in the nearby neighborhood of Old West Austin.
  - b. The form and massing of the existing bungalow will remain; the additions at the first floor and second floor are held back to maintain the character and prominence of the front façade and covered porch.
  - c. The first floor and second floor additions will be clad in stucco. The existing bungalow will maintain its existing materials. Landscaping in the form of fig ivy at the first floor will be utilized to minimize the visual impact of the additions.
  - d. 50% of the immediately adjacent residences are 2-story or more; the proposed massing of the existing residence and additions will be in keeping with the adjacent scale.

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**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 1001 E. 8th St.  
City, State Austin, TX Zip 78702  
Phone 512.477.1727 ext 204 Printed Name NOKMA YANCEY  
Signature *Nokma Yancey* Date 8/8/13

**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 724 PATTERSON AVE.  
City, State AUSTIN, TX Zip 78703  
Phone 512-853-9317 Printed Name CHRISTY BUTLER  
Signature *Christy J. Butler* Date 8/9/13

B1/6

# City of Austin Residential Permit Application

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

For Departmental Use Only	PR#: <u>130726021P</u>	BP#:
	Assigned: <u>[Signature]</u>	Due Date:
	Review Date: <u>5/1/13</u>	Issue Date:
	Reviewed/Approved:	Issued:

## Project Information

Project Address: <u>724 PATTERSON AVE.</u>	Tax Parcel ID: <u>0110050917</u>
Legal Description: <u>North 60ft of Lot 31 Subdivision West End Heights, 101-256</u>	ET DEATS Subdivision pg. 341
Zoning District or PUD: <u>SF-3-NP</u>	Lot Size (square feet): <u>4,508 SF</u>
Neighborhood Plan Area (if applicable): <u>OWANA</u>	Historic District (if applicable): <u>National Register - West Line</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/>	wastewater availability? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/>
If no, contact Austin Water Utility to apply for water/wastewater taps or sewer extension request.	
Does this site have or will it have an auxiliary water source? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <u>Y</u> <input type="checkbox"/> <u>N</u> <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? If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/>	Is this site adjacent to a paved alley? <u>Y</u> <input type="checkbox"/> <u>N</u> <input checked="" type="checkbox"/>
Does this site have a Board of Adjustment (BOA) variance? <u>Y</u> <input type="checkbox"/> <u>N</u> <input checked="" type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <u>Y</u> <input type="checkbox"/> <u>N</u> <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 includes canopy and/or critical root zone impacts to nearby trees. <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/> <u>2013 072037</u>	
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? Note: Proximity to a floodplain may require additional review time.	
<u>Y</u> <input type="checkbox"/> <u>N</u> <input checked="" type="checkbox"/>	

## Description of Work

Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair <input type="checkbox"/> other _____
# of bedrooms existing: <u>2</u> # of bedrooms proposed: <u>4</u> # of baths existing: <u>1</u> # of baths proposed: <u>3 1/2</u>
Will all or part of an existing exterior wall be removed as part of the project? <u>Y</u> <input checked="" type="checkbox"/> <u>N</u> <input type="checkbox"/>
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) <u>- Renovation and second-story addition to existing 1-story wood frame residence.</u> <u>- Demolition of existing carport.</u> <u>See BOA Map Vol. 1 pg 33 - 1935</u>
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>

## Job Valuation

Total Job Valuation: \$ <u>225,000.00</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>125,000</u> Bldg: \$ <u>90,000</u> Elec: \$ <u>15,000</u> Plmbg: \$ <u>10,000</u> Mech: \$ <u>10,000</u> Primary Structure: \$ _____ Accessory Structure: \$ <u>0</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>100,000</u> Bldg: \$ <u>85,000</u> Elec: \$ <u>5,000</u> Plmbg: \$ <u>5,000</u> Mech: \$ <u>5,000</u>
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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.

1200: LSP  
SNOWDA LSP  
GRS: L  
SNOWDA

NP:  
TECH:

B/C 4/11

Building and Site Area				
Area Description		Existing Sq Ft	New/Added Sq Ft DEMO NEW	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.				
a)	1 <sup>st</sup> floor conditioned area	1101	0 499	1600
b)	2 <sup>nd</sup> floor conditioned area	0	0 1117	1117
c)	3 <sup>rd</sup> floor conditioned area	0	0 0	0
d)	Basement	0	0 0	0
e)	Covered Parking (garage or carport)	373	373 0	0
f)	Covered Patio, Deck or Porch	95 / 0 / 174	95 0	174
g)	Balcony	0 0 0	0 0	0
h)	Other (conc. stoop - covered)	9	9 0	0
Total Building Coverage (exclude b, c & d from total)		1752	471 499	1774
i)	Driveway	615	615 205	205
j)	Sidewalks	45	45 0	0
k)	Uncovered Patio	114	114 0	0
l)	Uncovered Wood Deck (counts at 50%)	0	0 20	20
m)	AC pads	6	0 6	12
n)	Other (Pool Coping, Retaining Walls) stone wall + portion steps	27	5 0	22
Total Site Coverage		807	779 231	259
o)	Pool	0	0 0	0
p)	Spa	0	0 0	0

Site Development Information	
<b>Building Coverage Information</b> 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):	1752 % of lot size: 38.9% MAX @ 40% = 1803.2
Proposed Building Coverage (sq ft):	1774 % of lot size: 39.4%
<b>Impervious Cover Information</b> 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):	2559 % of lot size: 56.7% MAX @ 45% = 2,028.6
Proposed Impervious Cover (sq ft):	2033 % of lot size: 45%
<b>Setbacks</b> Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) <b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) Building Height: 24'-9" Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2	
<b>Right-of-Way Information</b> Is a sidewalk required for the proposed construction? (LDC-6-353) Y <input type="checkbox"/> N <input checked="" type="checkbox"/> *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 <input type="checkbox"/> N <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N <input type="checkbox"/>	

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## Subchapter F — 'McMansion'

### 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	<del>Demo</del> /New	Exemption	Total
1 <sup>st</sup> Floor	1101	499		1600 ✓
2 <sup>nd</sup> Floor	0	1117		1117 ✓
3 <sup>rd</sup> Floor	0	0		0
Basement	0	0	0	0
Attic	0	0	0	0
Garage (attached)	-	-	-	-
(detached)	-	-	-	-
Carport (attached)	-	-	-	-
(detached)	373	373/0	0	0
Accessory building(s) (detached)	-	-		

TOTAL GROSS FLOOR AREA

2717

> 2300 SF

2717 ✓

(allowed by McMansion)

Will be applying  
for an RDCC  
modification waiver for  
417 SF

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

- Is this project claiming a "parking area" exemption as described under Article 3? ☐
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐
- Is this project claiming a "basement" exemption as described under Article 3? ☐
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☐
- Is a sidewall articulation required for this project? ☐
- Does any portion of the structure extend beyond a setback plane? ☐

Y ☐ N ☒  
Y ☐ N ☒  
Y ☐ N ☒  
Y ☐ N ☒  
Y ☐ N ☒  
Y ☒ N ☐

**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.

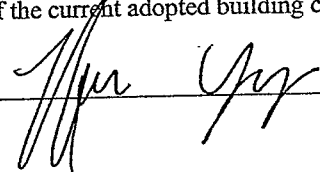
**Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**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 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.

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Contact Information			
Owner	JC & Christy Butler	Applicant or Agent	NORMA YANCEY, Clayton Little
Mailing Address	724 PATTERSON AVE	Mailing Address	1001 E. 8th Street
Phone		Phone	512. 477. 1727 ext. 204
Email	christyleebutler@gmail.com	Email	norma@claytonandlittle.com
Fax		Fax	512. 477. 9876
General Contractor	Burnish & Plumb	Design Professional	Paul Clayton, AIA
Mailing Address	719 San Marcos St	Mailing Address	1001 E. 8th Street
Phone	512. 477. 1727	Phone	512. 477. 9876 ext. 203
Email	nick@burnishandplumb.com	Email	paul@claytonandlittle.com
Fax	512. 477. 9876	Fax	512. 98

Acknowledgments
Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
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, 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, 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 site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.
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: 7/9/13



B1/a

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



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 NORMA YANCEY

Email norma@claytonandlittle.com Fax 477.9876 Phone 477.1727

☒ Residential ☐ Commercial ☐ New Construction ☐ Remodeling

Project Address 724 PATTERSON AVENUE OR

Legal Description North 60ft of Lot 31 Lot            Block 5.T. Dents Vol. 256 Pg. 341

Who is your electrical provider? ☒ AE ☐ Other           

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

Location of meter           

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

Expired permit #           

Comments Living Addition Second Story

BSPA Completed by (Signature & Print Name)            Date            Phone           

AE Representative            Approved ☐ Yes ☐ No            Date            Phone           

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

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

AE APPROVED  
JUL 10 2013  
191-232  
JGM



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Norma Vancey Phone: 4771727 Alternate Phone: \_\_\_\_\_

Service Address: 724 Patterson Avenue

Lot: 31 Block: 51 Subdivision/Land Status: Western Heights Tax Parcel ID No.: 51 Dents Sub. Vol 2510, pg 341

Existing Use: vacant ☒ single-family res. ☐ duplex ☐ garage apartment ☐ other \_\_\_\_\_

Proposed Use: vacant ☒ single-family res. ☐ duplex ☐ garage apartment ☐ other \_\_\_\_\_

Number of existing bathrooms: 1 bath Number of proposed bathrooms: 3 1/2 bath

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: \_\_\_\_\_ Service stub size: \_\_\_\_\_ Service stub upgrade required? NO New stub size: \_\_\_\_\_

Existing Meter number: 19723 Existing Meter size: 5/8" Upgrade required? YES New size: 3/4"

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.

W&WWSPV Completed by (Signature & Print name) Norma Vancey Date 7/10/13 Phone 4771727

OSSF (if applicable) Approved by UDS (Signature & Print name) Waller Creek Center Date 7/10/2013 Phone 974-8734

AWU Representative \_\_\_\_\_

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

TAX CERTIFICATE  
Bruce Elfant  
Travi County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 1524400

B1  
11

ACCOUNT NUMBER: 01-1005-0917-0000

PROPERTY OWNER:

LEE CHRISTINE C  
724 PATTERSON AVE  
AUSTIN, TX 78703-4724

PROPERTY DESCRIPTION:

N60FT OF LOT 31 DEATS E T

ACRES

.1072 MIN%

.000000000000 TYPE

SITUS INFORMATION: 724 PATTERSON AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2012	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

*ALL PAID*
* NONE *
* NONE *
* NONE *
*ALL PAID*

TAXES PAID FOR YEAR 2012 \$6,641.94

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2012 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/19/2013

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By:

*Kris Boling*

131  
12

Architects  
Clayton&Little  
1001 East 8th Street  
Austin Texas 78702  
512 477 1127

## OWNER AGENT AUTHORIZATION

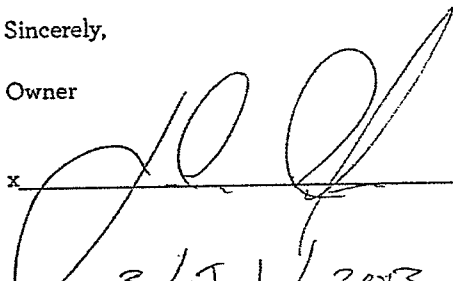
July 2, 2013

To Whom It May Concern,

Please be advised that Clayton&Little Architects is hereby authorized to act as our Owner Agent on all matters in reference to permitting for 724 PATTERSON AVENUE in Austin, Texas. Please feel free to contact us should you have any additional questions: 512.853.9317.

Sincerely,

Owner

x   
DATE: 3/Jul/2013

State of Texas

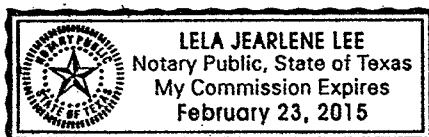
County of TRAVIS

This instrument was acknowledged before me on 7.3.13 by JC BUTLER as OWNER  
representative of 724 PATTERSON AVE

(Personalized Seal)

Notary Public's Signature







# Tree Ordinance Review Application

Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704  
Phone: (512) 974-1876 Fax: (512) 974-3010  
Email: cityarborist@austintexas.gov Website: [www.austintexas.gov/departments/city-arborist](http://www.austintexas.gov/departments/city-arborist)

ROW I.D. 10981121  
Mapsco Pg 584Q

B1  
13

## Application request\* (specify all that apply):

- ☒ Tree removal (LDC-25-8-602[3])  
☐ Critical Root Zone impacts (ECM 3.5.2 A)  
☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

\* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 724 Patterson Avenue

Name of owner or authorized agent: \_\_\_\_\_

Building permit number (if applicable): \_\_\_\_\_

Telephone #: 512.477.1727 Fax #: 512.477.9876 E-mail: \_\_\_\_\_

Tree Species: ELM cedar Tree location on lot: 22' from west property line; 23' from south property line

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) \_\_\_\_\_ or diameter (across) 22 in.

General tree condition: ☐ Good / ☐ Fair / ☐ Poor / ☒ Dead

Reason for request: ☒ Development ☒ Tree condition ☐ Other: \_\_\_\_\_

Owner/ Authorized Agent Signature: [Signature] Date: 7/10/13

- ☒ Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).  
☒ This permit application only reviews for compliance with tree regulations.  
☒ The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

## Application Determination -- To be completed by City Arborist Program Personnel

- ☐ Approved ☒ \*Approved With Conditions ☐ Statutory Denial (more information required) ☐ Denied

Comments: Tree not dead - mitigation required

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

- ☒ Applicant agrees to plant 12 caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.  
☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.  
☐ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.  
☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

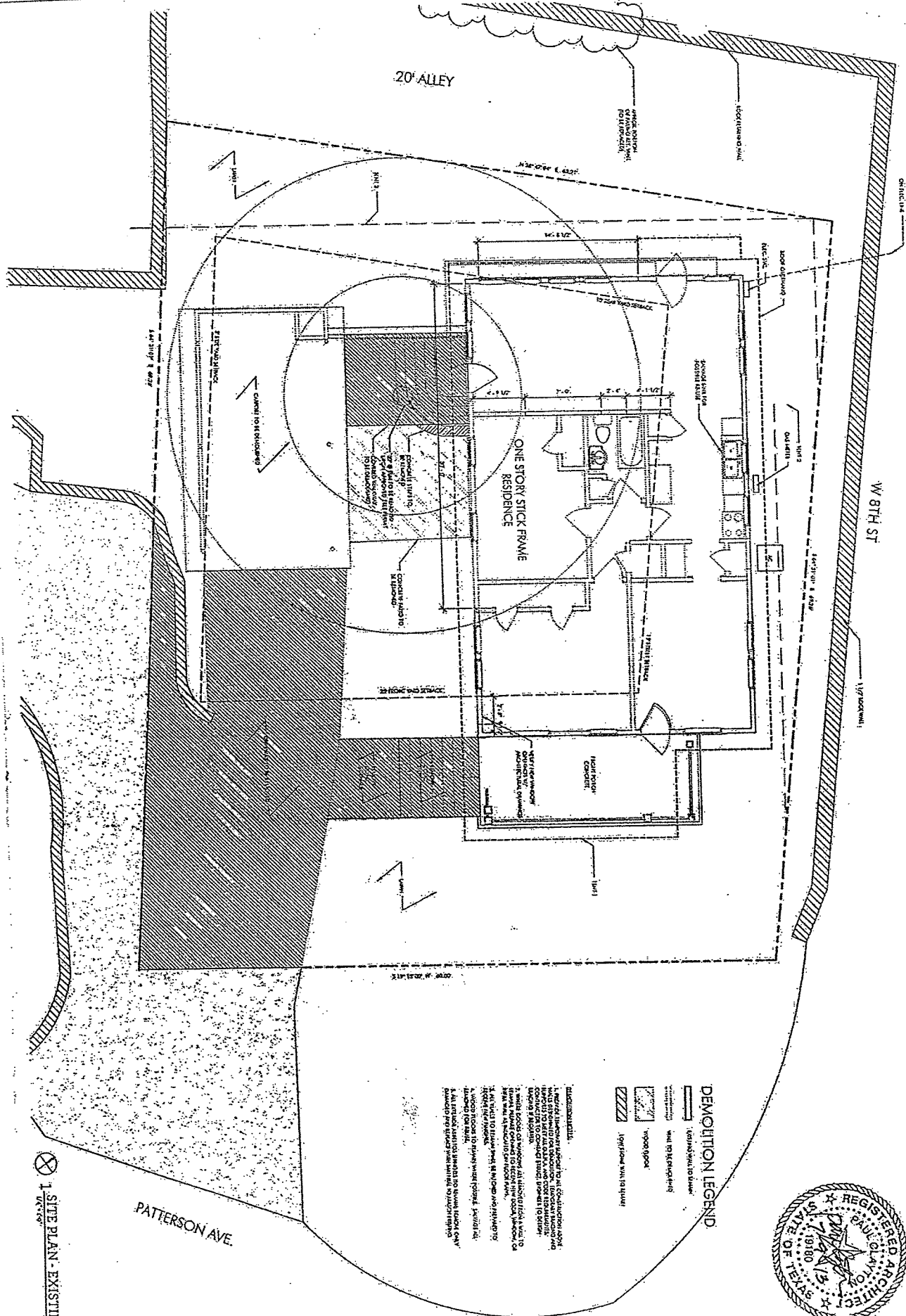
City Arborist Signature

Date

Post this document on site while any proposed work is in progress.  
Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012

61/74



**DEMOLITION LEGEND**

- REMOVE EXISTING WALL TO BLANK
- REMOVE EXISTING WALL TO RECONSTRUCT
- REMOVE EXISTING FLOOR TO BLANK
- REMOVE EXISTING FLOOR TO RECONSTRUCT
- REMOVE EXISTING ROOF TO BLANK
- REMOVE EXISTING ROOF TO RECONSTRUCT
- REMOVE EXISTING FOUNDATION TO BLANK
- REMOVE EXISTING FOUNDATION TO RECONSTRUCT



1 SITE PLAN - EXISTING

PATTERSON AVE

# Butler Residence

724 PATTERSON AVENUE, AUSTIN TEXAS, 78703

D1.0

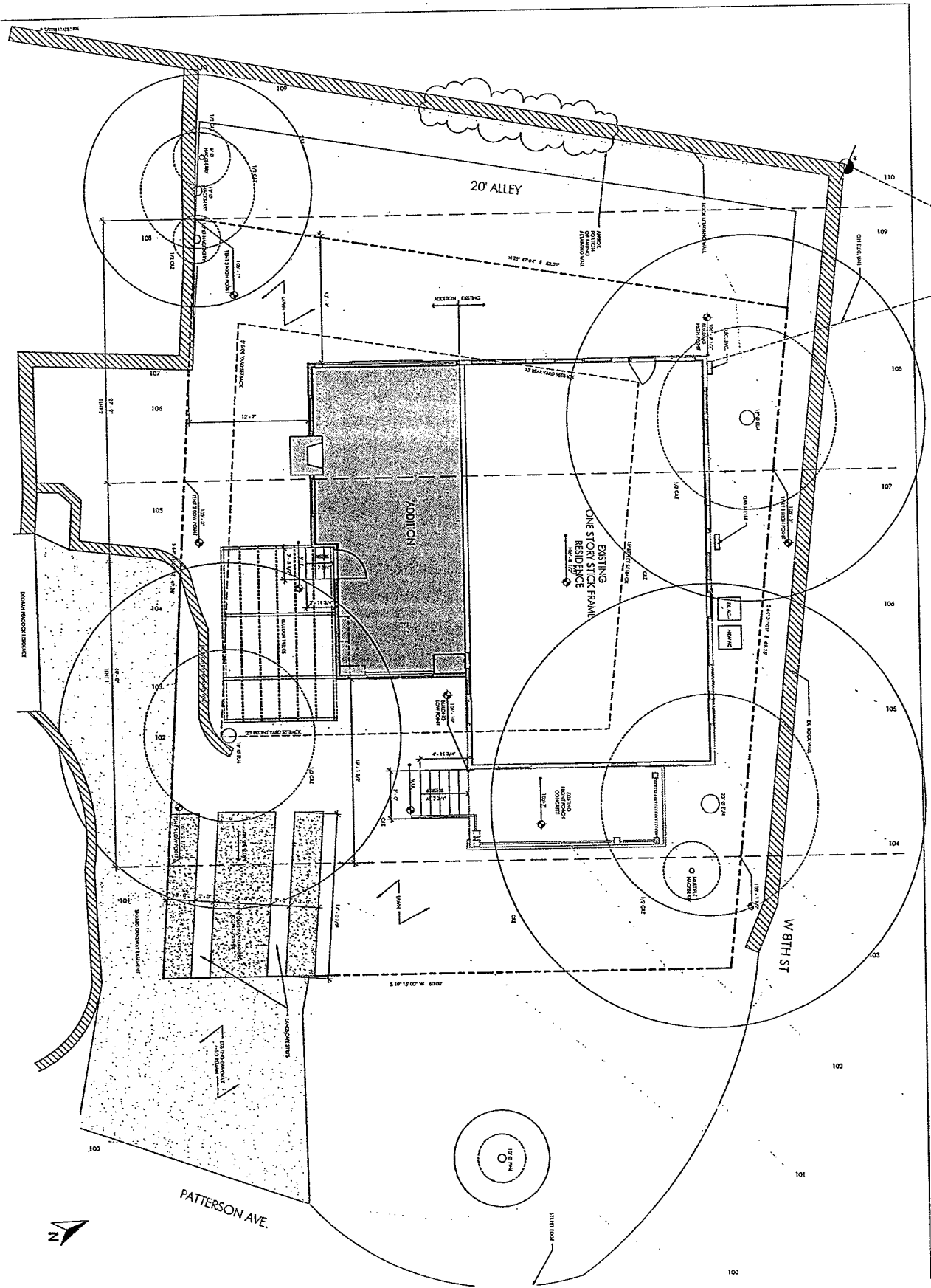
DATE	REVISION
10/1/80	1.0
10/1/80	2.0
10/1/80	3.0
10/1/80	4.0
10/1/80	5.0
10/1/80	6.0
10/1/80	7.0
10/1/80	8.0
10/1/80	9.0
10/1/80	10.0

FILED IN SECTION 18.0000  
 Plan is prepared by 18.0000  
 and is subject to 18.0000  
 and is subject to 18.0000  
 and is subject to 18.0000

Architect  
 Chrysalis Ltd  
 1000 South Street  
 Austin, Texas 78703  
 512/476-1100

1/5  
B

# Plans Site Plan



Butler Residence, 724 Patterson Ave.

181/96

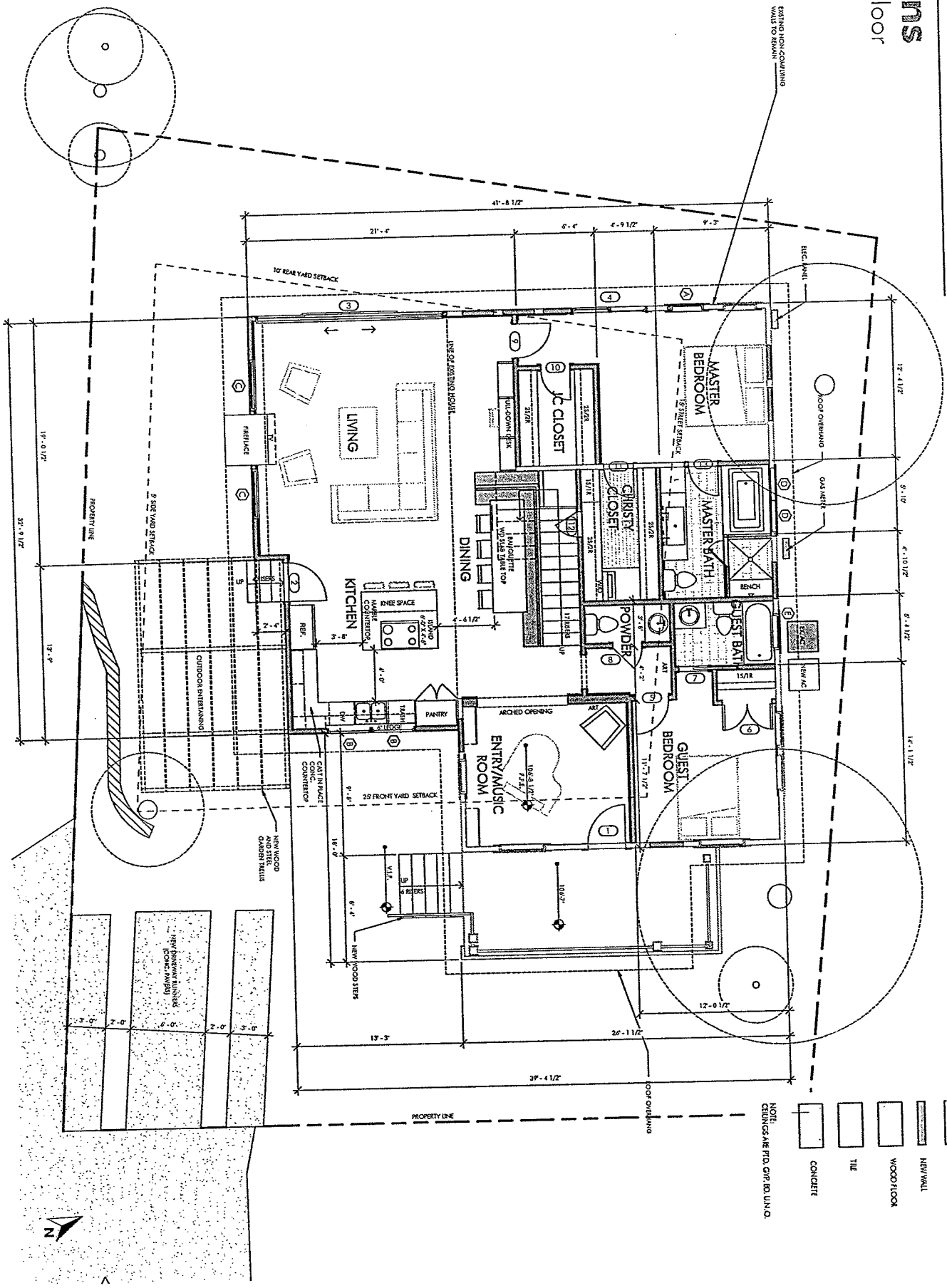
# Plans

## First Floor

### DRAWING LEGEND

- EXISTING WALL
- NEW WALL
- WOOD FLOOR
- TILE
- CONCRETE

NOTE: DIMENSIONS ARE FTD OR R/O UNLESS NOTED OTHERWISE



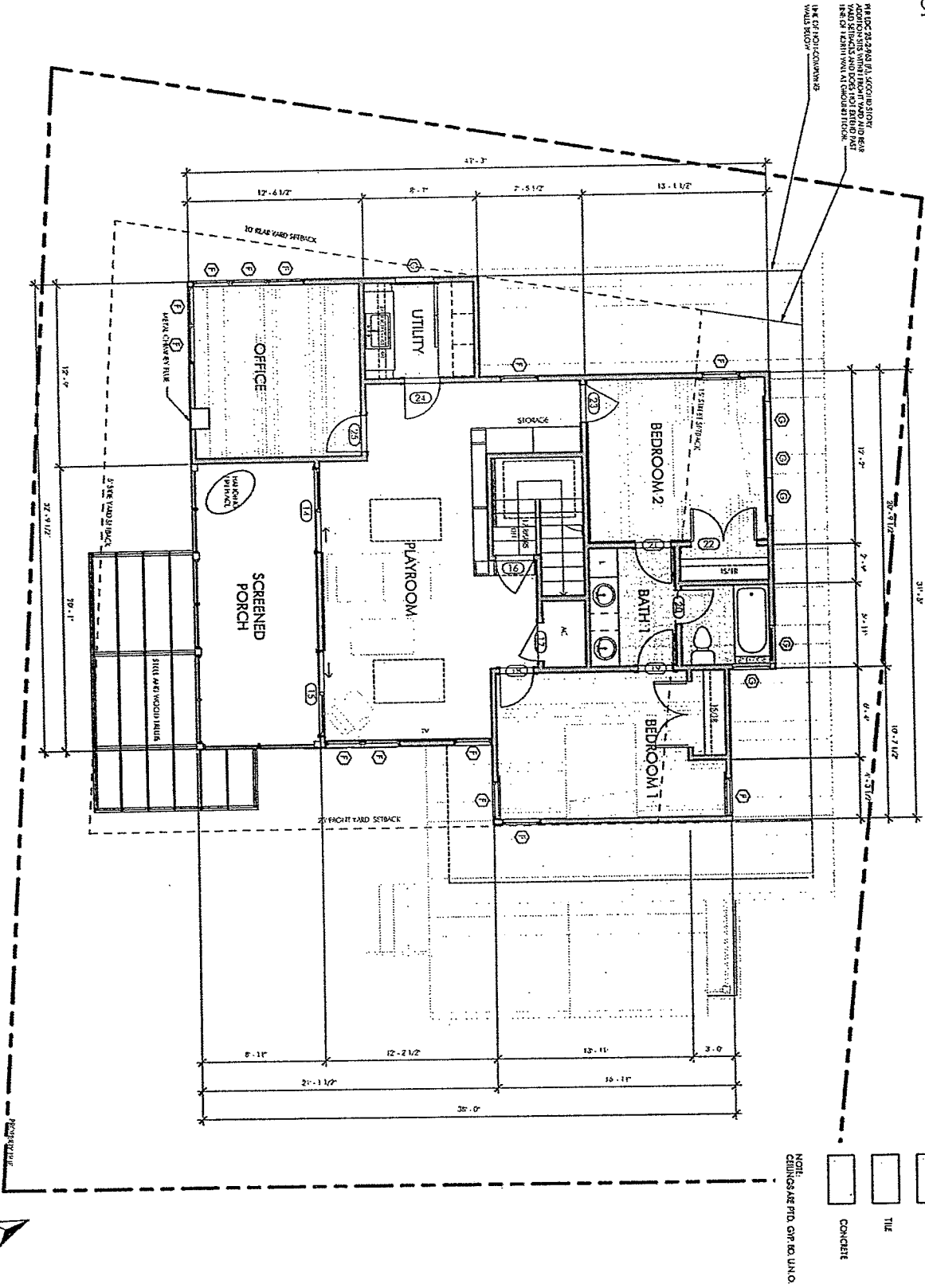
Butler Residence, 724 Patterson Ave.



1/8  
1/1

# Plans

## Second Floor

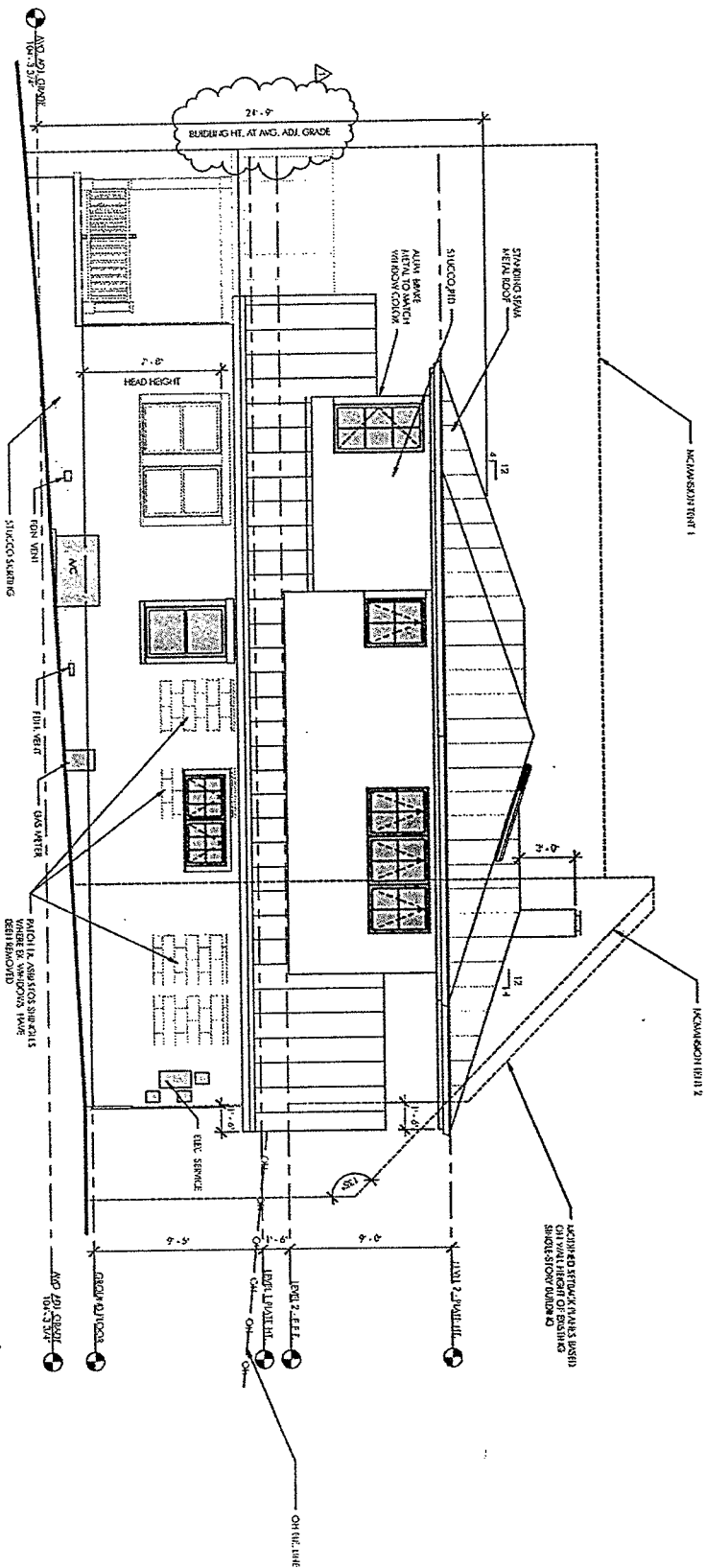
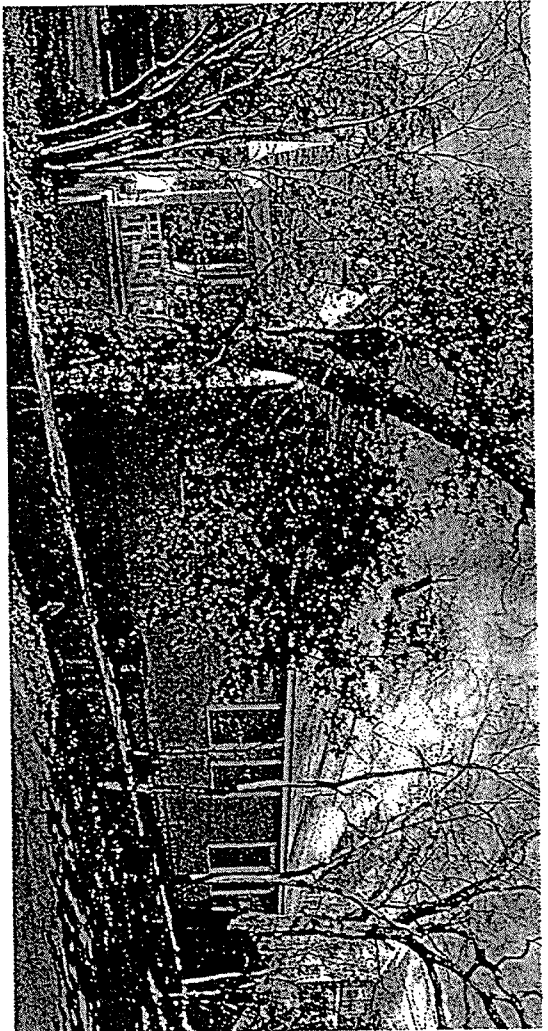


Butler Residence, 724 Patterson Ave.



# Elevations

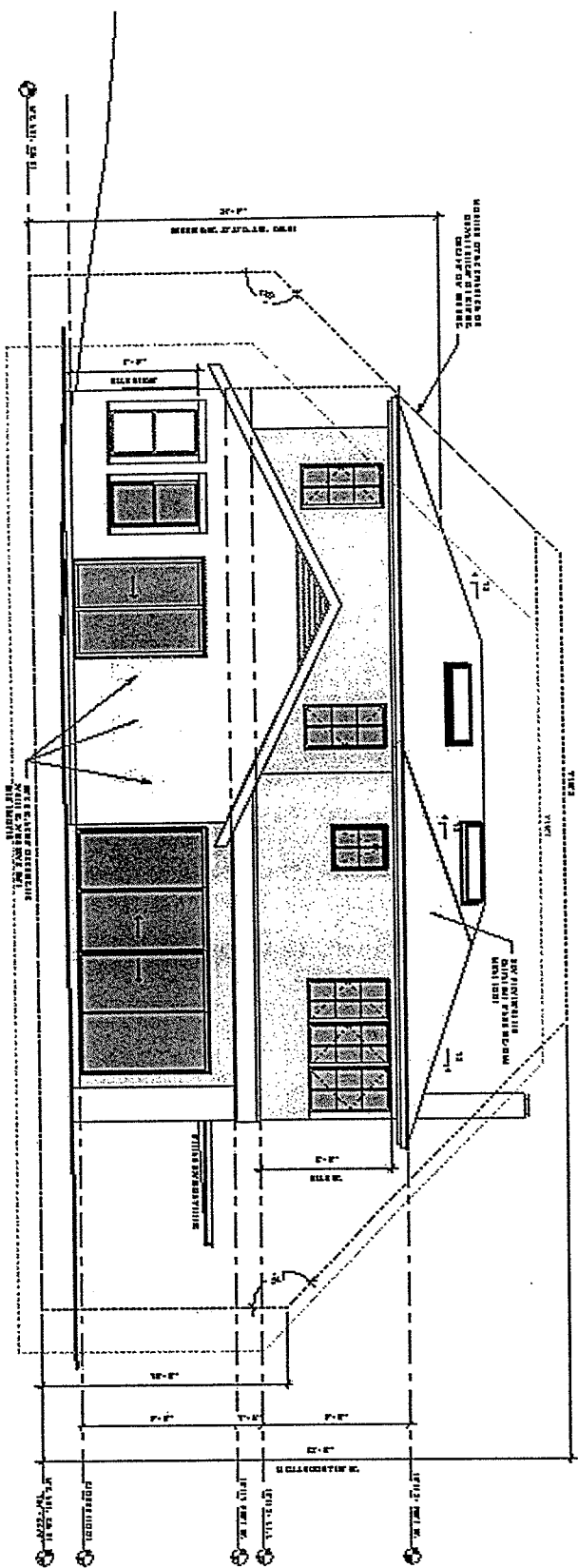
## North Elevation



Butler Residence, 724 Patterson Ave.

# Elevations

## West Elevation

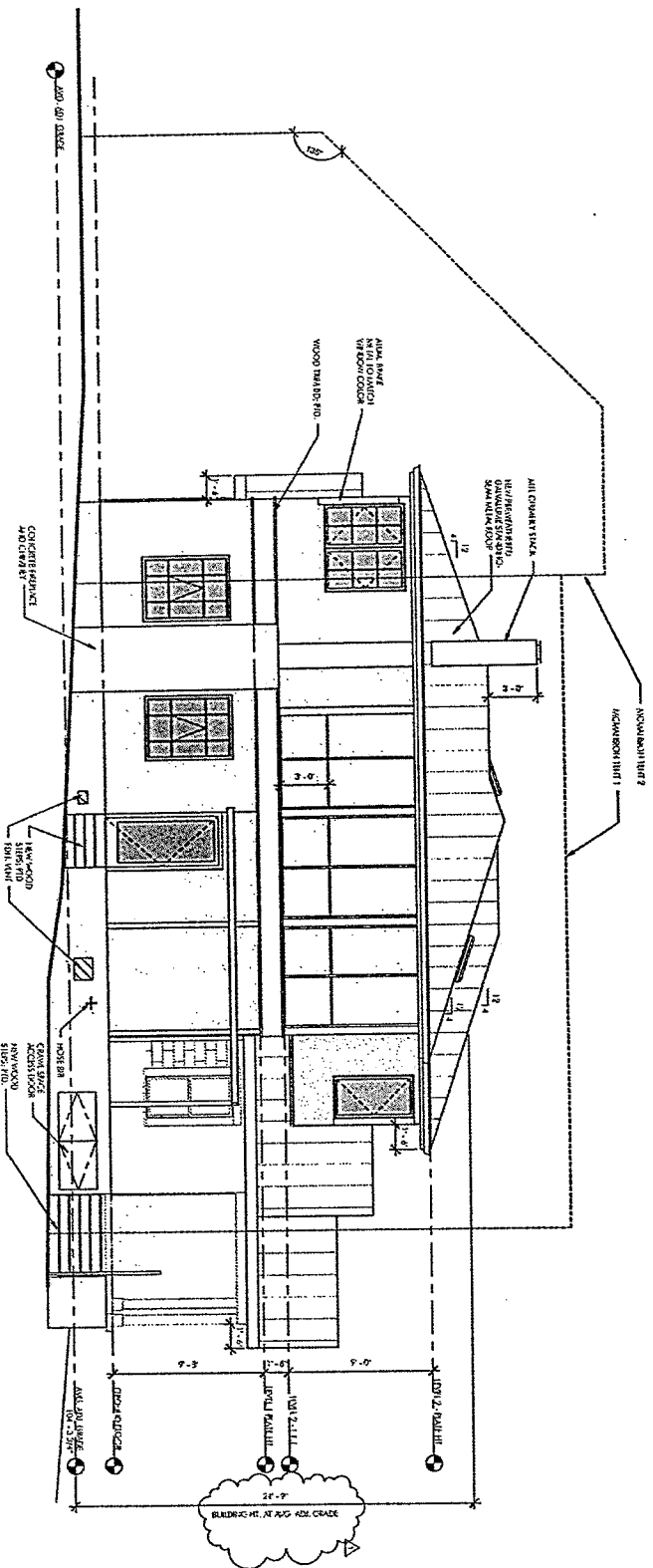
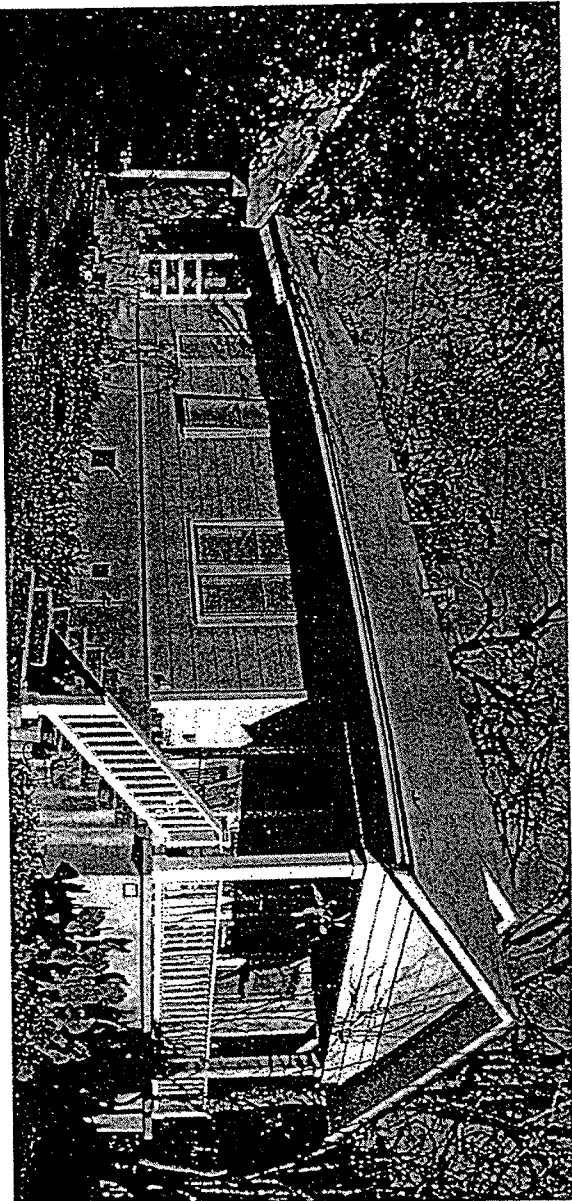


16

B1/21

# Elevations

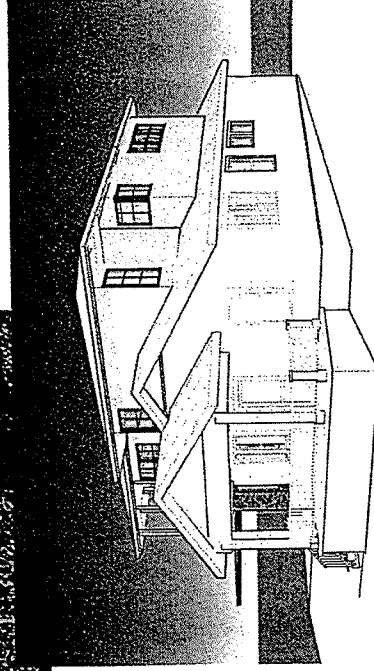
## South Elevation



Butler Residence, 724 Patterson Ave.

FAR Variance Request  
**BUTLER RESIDENCE**  
 724 Patterson Ave.  
 Austin TX 78703

Remodel and Addition  
 Case Number:  
 2013-072602 PR  
 Property ID  
 109324  
 Ref ID 2  
 0110050917  
 Lot:  
 N60 ft of Lot 31 Deats ET



	TCAD		SURVEY	
	2002 - CURRENT		DID:06/20/13	
Lot Size sf	4,669		4,508	
Existing Gross Floor Area sf	1,092		1,101	
Existing % Floor to Area Ratio	23.4%		24.4%	
Planned Gross Floor Area sf	2,717		2,717	
Planned Gross Floor Area > 2300 sf*	417		417	
Requested Variance sf	-		417	
Requested Variance %	-		15%	

- Request Variance of 15% or 417 sf., v. recent survey.
- Primarily to remedy substandard lot size due to overgrown alley that has not been legally vacated and extensive right-of-way.

\*McManion Ordinance limits the size of new and remodeled structures to the greater of

- 2,300 square feet or
- 0.4 to 1 Floor-to-Area-Ratio (FAR) (the limit applies to the combined square footage of all residential units on a lot)

Butler Residence, 724 Patterson Ave.

B1  
 22  
 1

Butler Residence, 724 Patterson Ave.



B/  
23



# Aerial View

Facing South



Butler Residence, 724 Patterson Ave.

B1  
24  
3



Adjacent Properties  
500' Radius



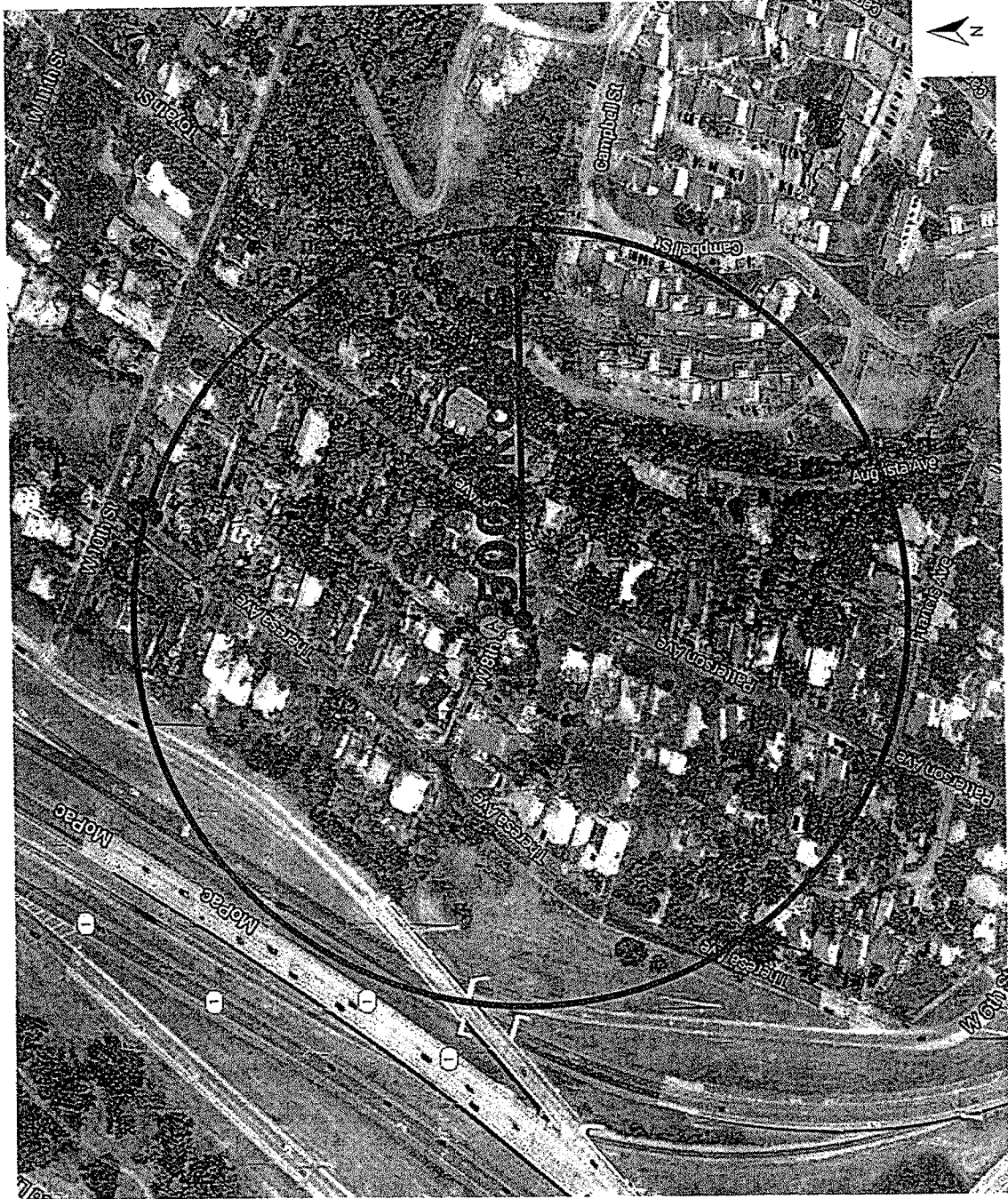
Butler Residence, 724 Patterson Ave.

$$\frac{B}{25}$$

# Aerial View

Adjacent Properties

500' Radius

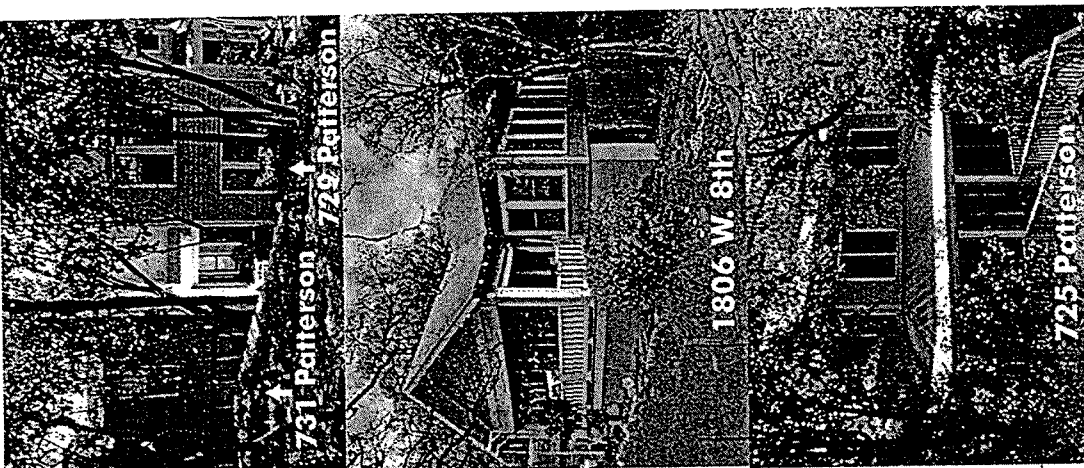
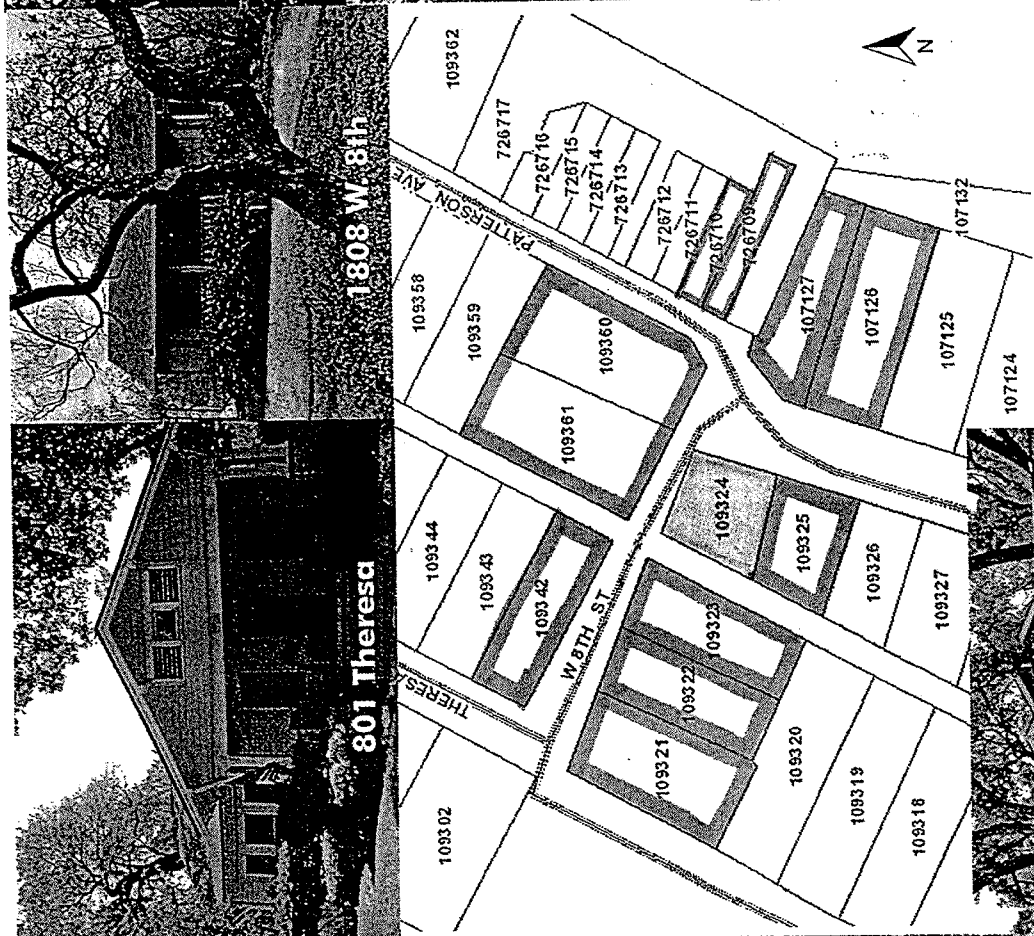
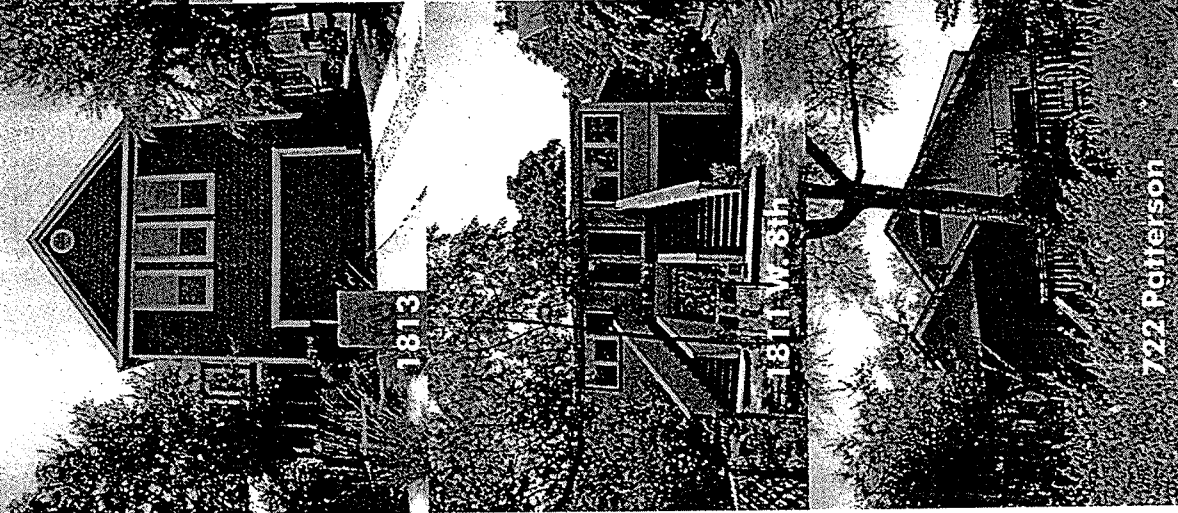


B1  
26  
5

Butler Residence, 724 Patterson Ave.

# Area Character

Immediately Adjacent



Butler Residence, 724 Patterson Ave.

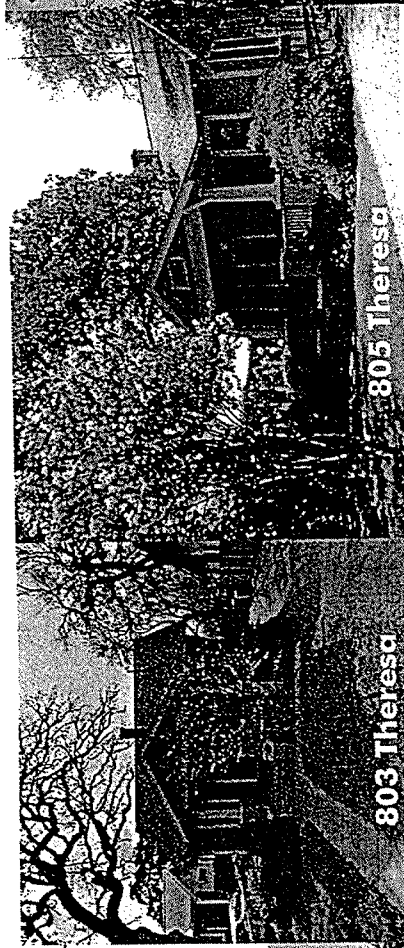
B1  
627

# Area Character

Nearby:  
Theresa & Patterson

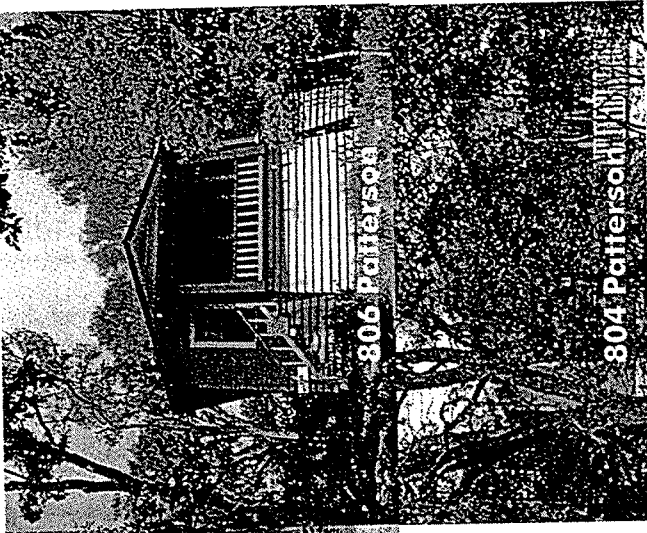
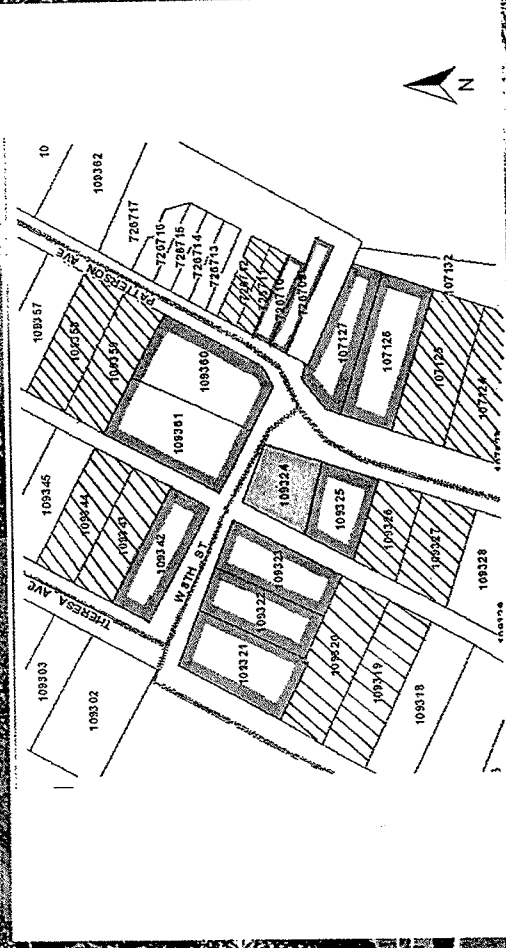


707 Theresa



803 Theresa

805 Theresa



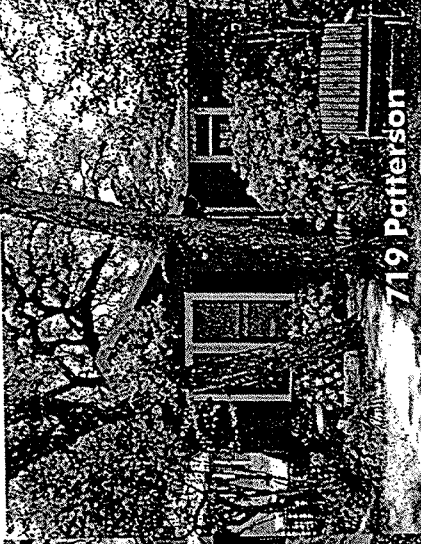
806 Patterson



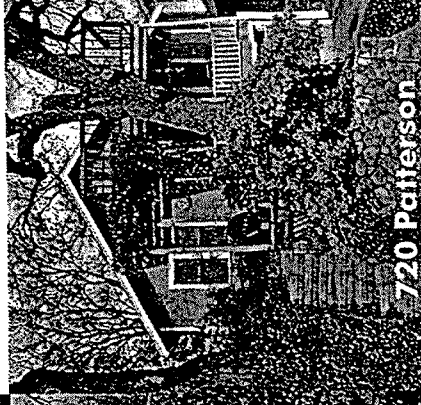
804 Patterson



803 Patterson



719 Patterson



720 Patterson



718 Patterson



721 Patterson

Butler Residence, 724 Patterson Ave.

7 B1  
28



# FAR AND SF:

Adjacent and Nearby

2-STORY RESIDENCE

3-STORY RESIDENCE

LIVABLE AREA > 2000 SF

## Immediately Adjacent (11)

TCAD ID#	Address	SF	Lot Size	FAR
109342	801 THERESA AVE.	1,344	5,925	22.70%
109361	1808 W. 8TH ST.	1,190	9,032	13.20%
109360	1806 W. 8TH ST.	1,116	8,999	12.40%
726710	731 PATTERSON AVE.	1,624	1,786	91%*
726709	729 PATTERSON AVE.	2,112	2,179	97%*
107127	725 PATTERSON AVE.	1,826	5,997	30.40%
107126	723 PATTERSON AVE.	2,571	8,393	30.60%
109325	722 PATTERSON AVE.	1,768	4,785	37%
109323	1811 W. 8TH ST.	1,740	6,179	28.20%
109322	1813 W. 8TH ST.	2,466	5,814	42.40%
109321	1815 W. 8TH ST.	1,140	8,102	14.10%

45% OF ADJACENT PROPERTIES ARE 2-STORY  
18% OF ADJACENT PROPERTIES ARE 3-STORY

## Nearby (12)

TCAD ID#	Address	SF	Lot Size	FAR
109343	803 THERESA AVE.	832	5,881	14.1%
109344	805 THERESA AVE.	1,246	6,034	20.6%
109359	804 PATTERSON AVE.	900	6,021	15%
109358	806 PATTERSON AVE.	960	6,157	15.6%
107125	721 PATTERSON AVE.	2,610	8,353	31.2%
107124	719 PATTERSON AVE.	1,682	8,327	20.2%
109326	720 PATTERSON AVE.	1,146	4,357	26.3%
109327	718 PATTERSON AVE.	1,630	5,821	28%
109320	707 THERESA AVE.	1,196	8,471	14.1%
109319	705 THERESA AVE.	1,170	8,200	14.3%
726711	733 PATTERSON AVE.	1,612	1,858	86.8%
726712	735 PATTERSON AVE.	1,612	1,941	83%

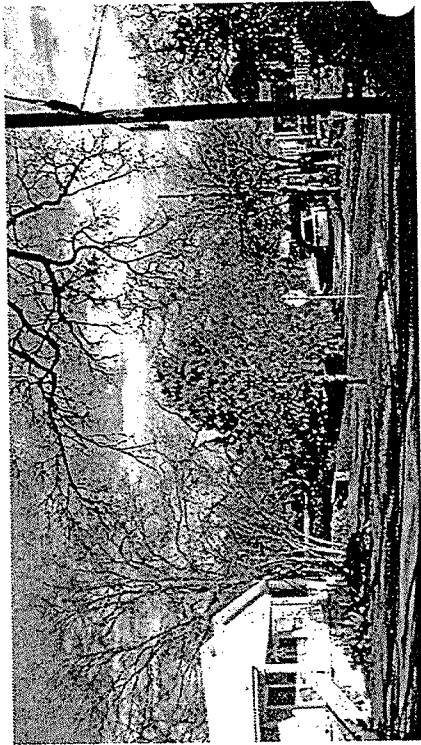
8% OF NEARBY PROPERTIES ARE 2-STORY  
16% OF NEARBY PROPERTIES ARE 3-STORY

Butler Residence, 724 Patterson Ave.

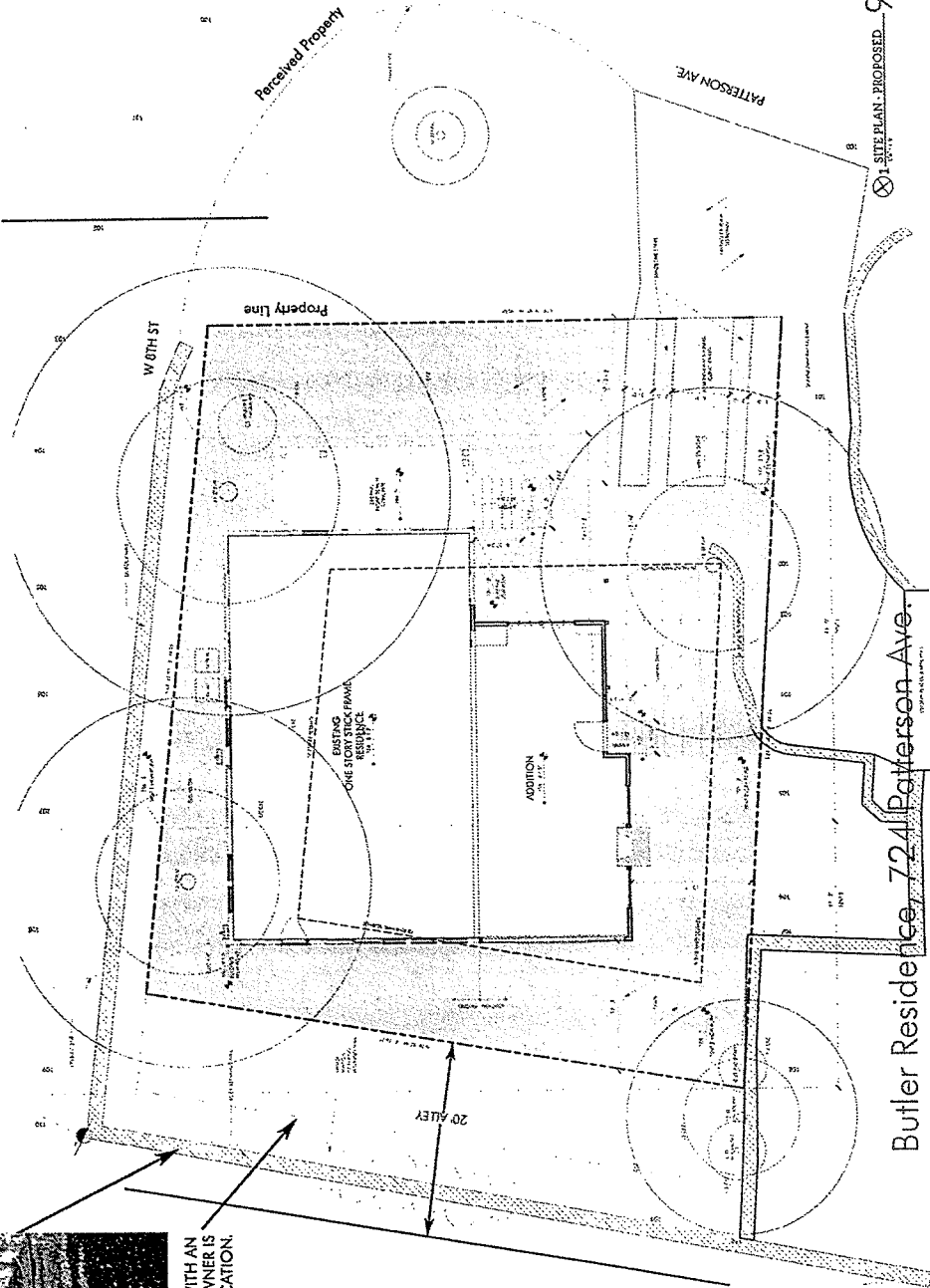
8 B1  
29

THERE ARE 52 PROPERTIES WITHIN THE  
500' RADIUS. OF THOSE PROPERTIES,  
21% ARE OVER 2000 SF. AND 50% ARE  
2-STORY OR TALLER.

# PERCEIVED LOT SIZE V. ACTUAL LOT SITE



EXISTING ALLEY IS GRASS WITH AN EXISTING STONE WALL. OWNER IS PURSUING LEGAL ALLEY VACATION.



ACTUAL LOT SITE: 4,508 SF

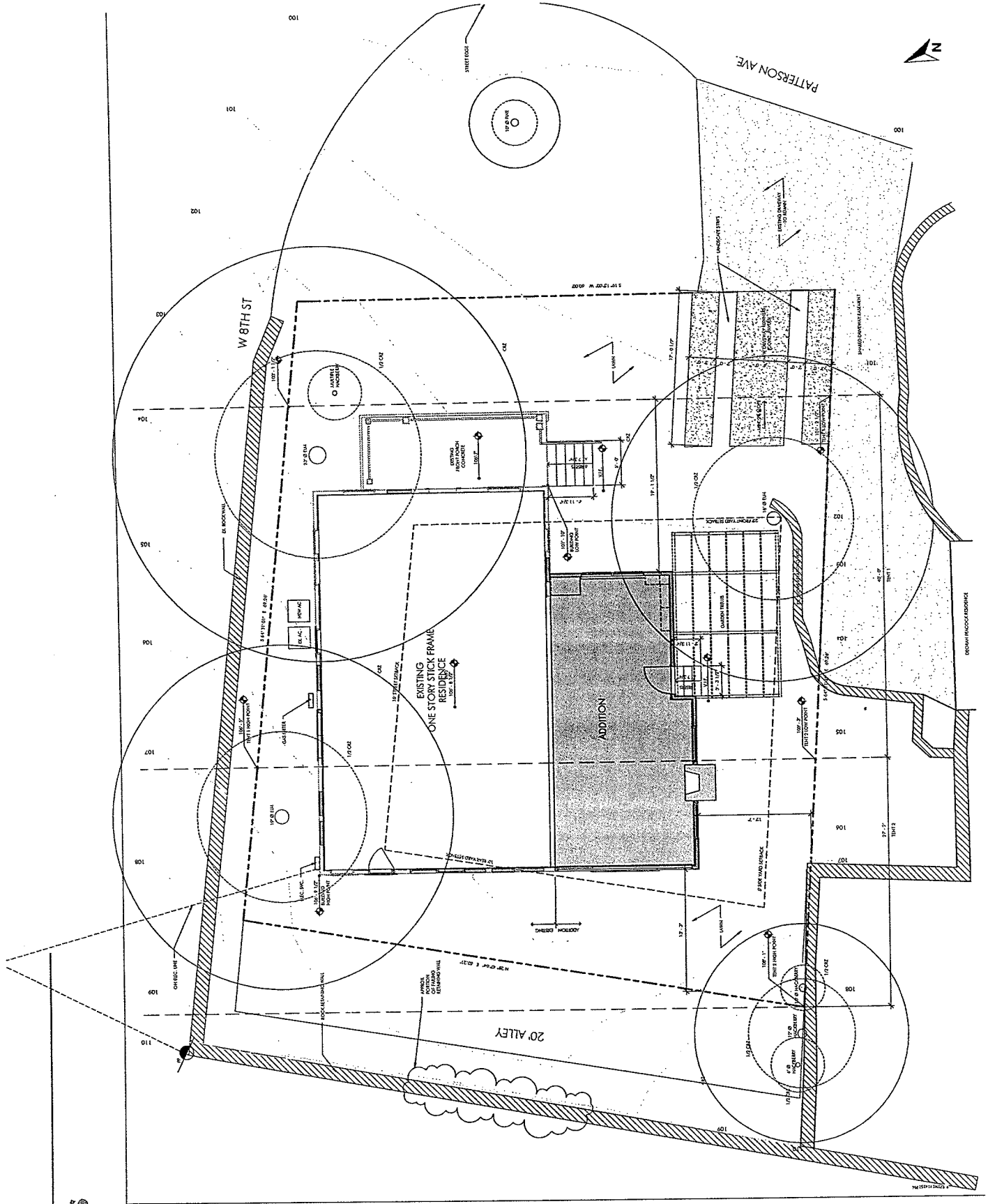
PERCEIVED LOT SIZE: 6,699 SF  
(INCLUDES GRASS ALLEY TO STONE WALL  
AND AREA OF RIGHT-OF-WAY)

B/30

9 SITE PLAN PROPOSED

# Plans

## Site Plan



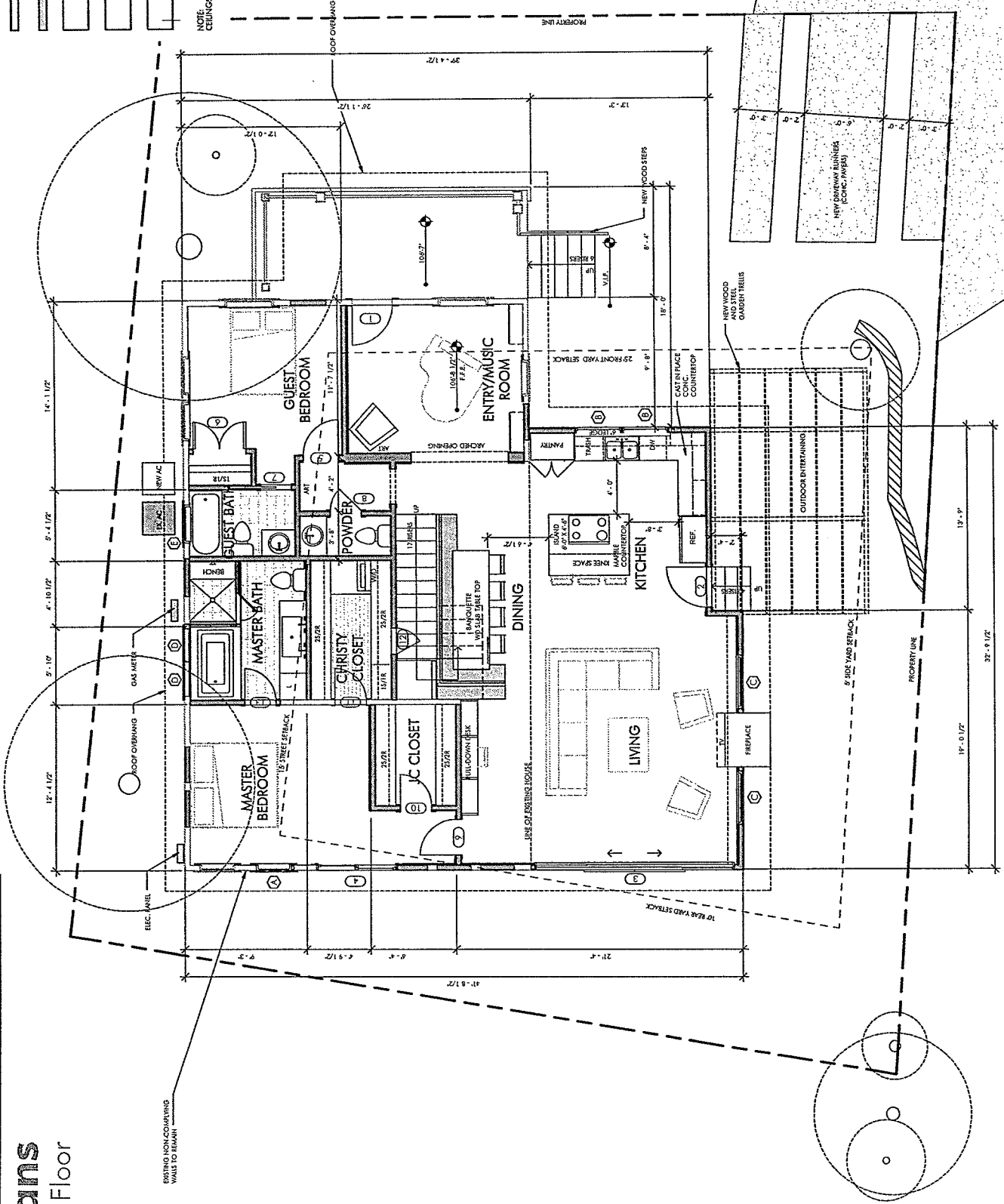
Butler Residence, 724 Patterson Ave.

31/32  
11

DRAWING LEGEND

- EXISTING WALL
- NEW WALL
- WOOD FLOOR
- TILE
- CONCRETE

NOTE: CEILING ARE FTD. GYP. RD. UN. Q.



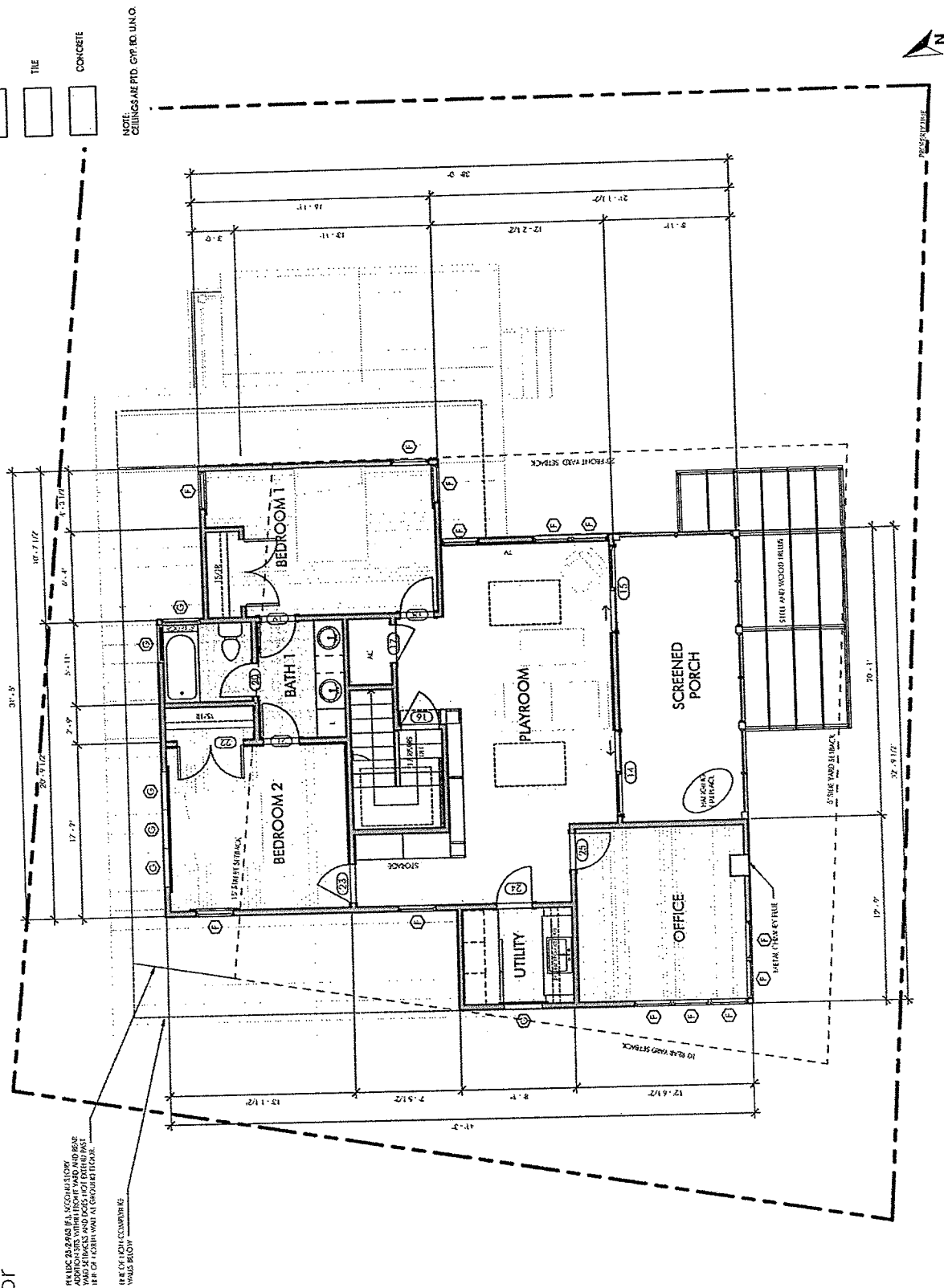
Plans  
First Floor

Butler Residence, 724 Patterson Ave.



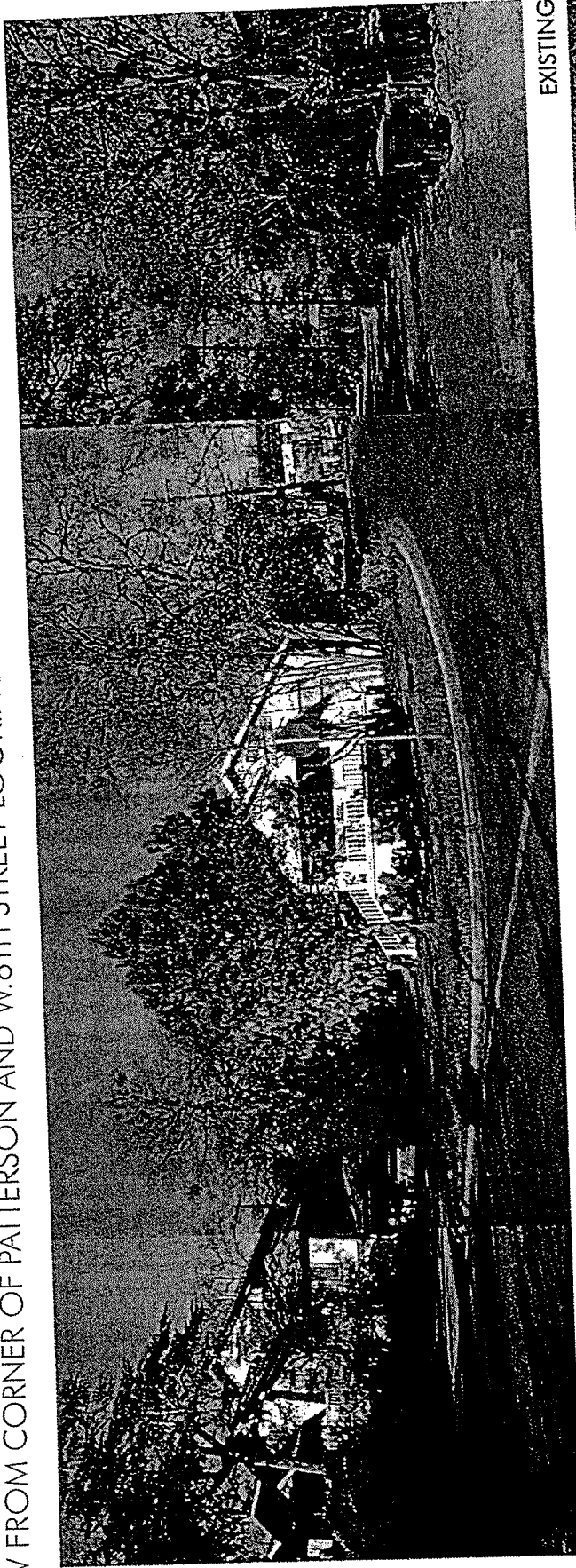
521

Second Floor

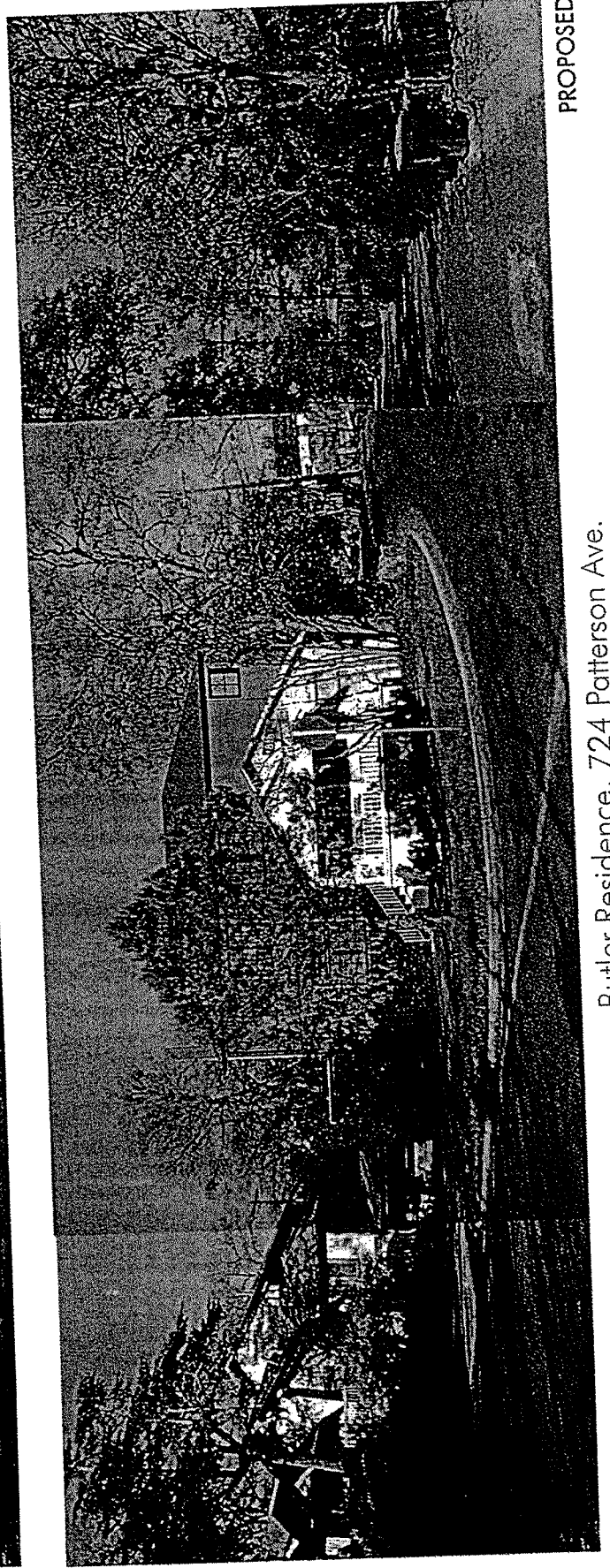


Butler Residence, 724 Patterson Ave.

**PERSPECTIVE:**  
VIEW FROM CORNER OF PATTERSON AND W.8TH STREET LOOKING WEST



EXISTING

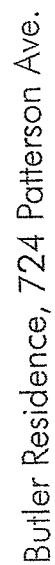
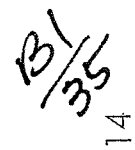


PROPOSED

Butler Residence, 724 Patterson Ave.

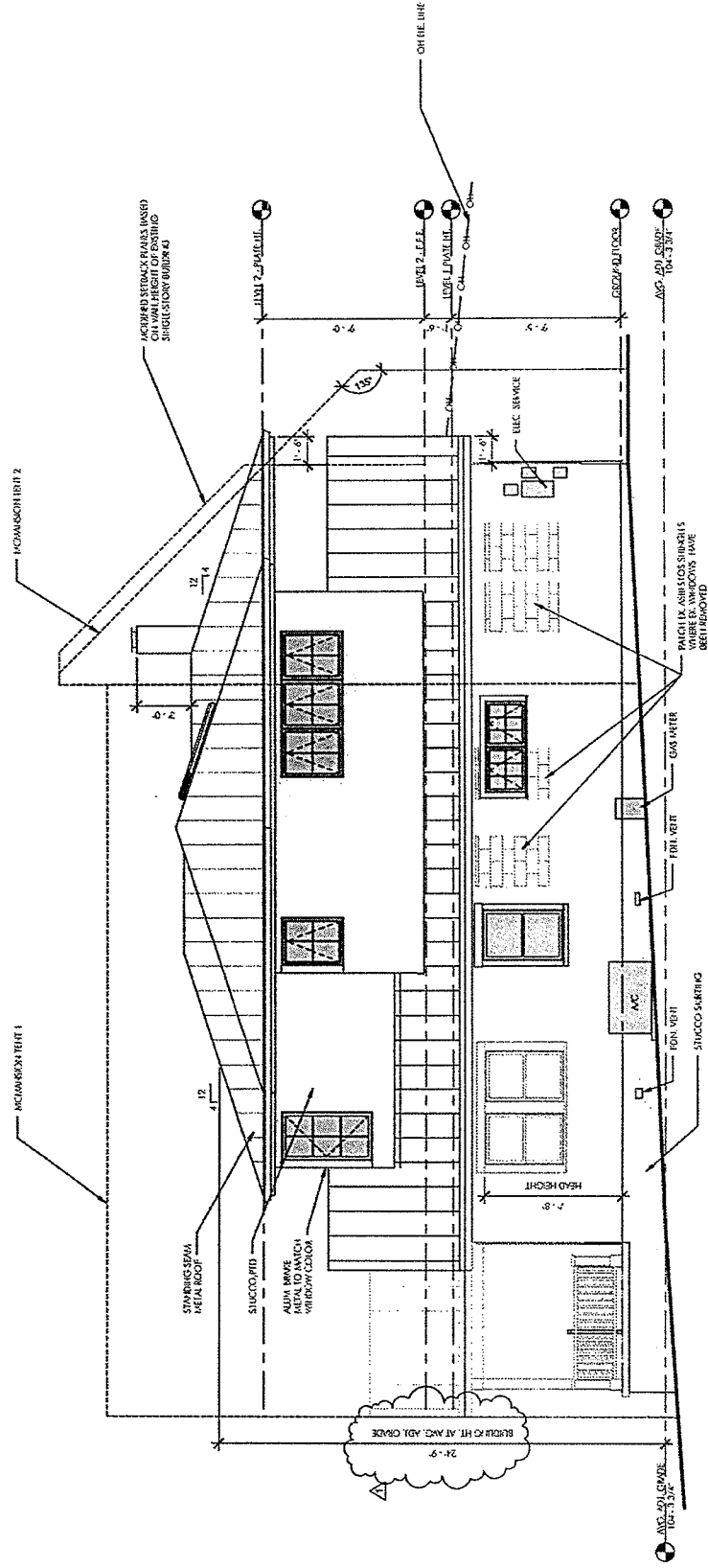
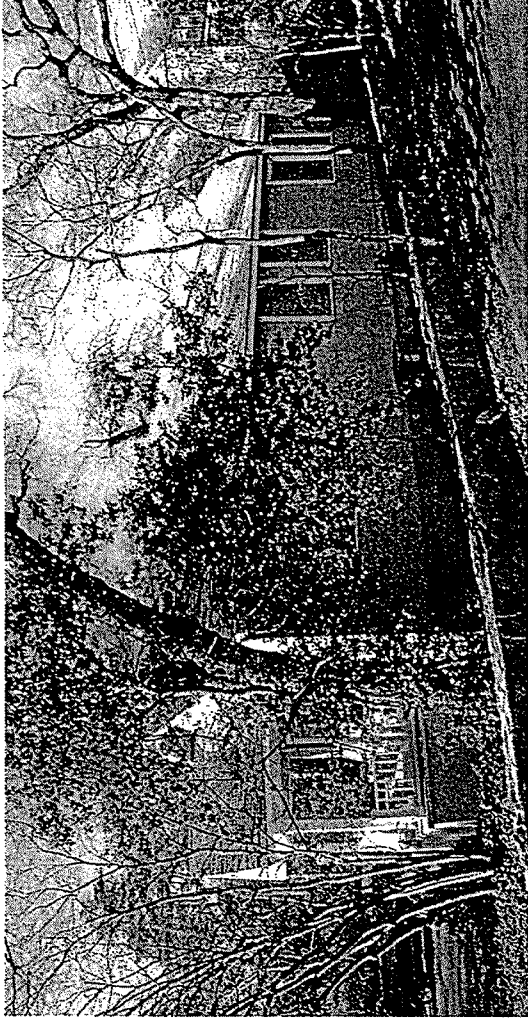
B1  
34

## East (Front) Elevation



# Elevations

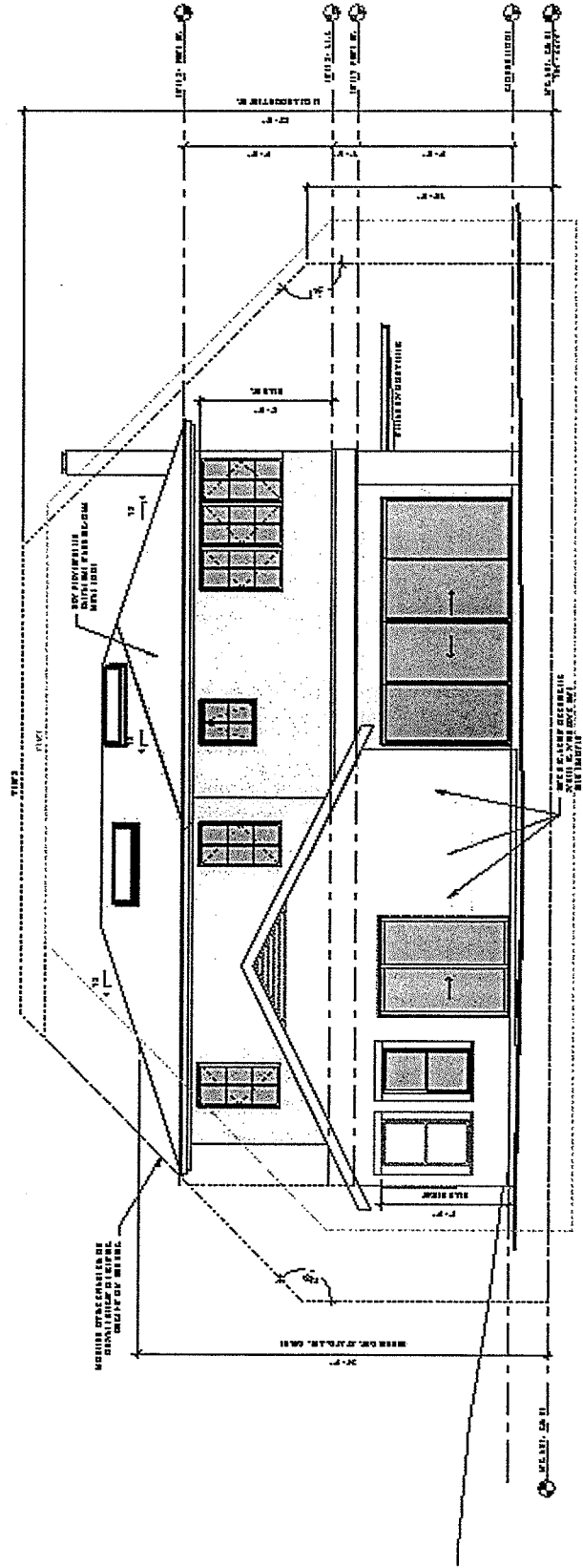
## North Elevation



Butler Residence, 724 Patterson Ave.

# Elevations

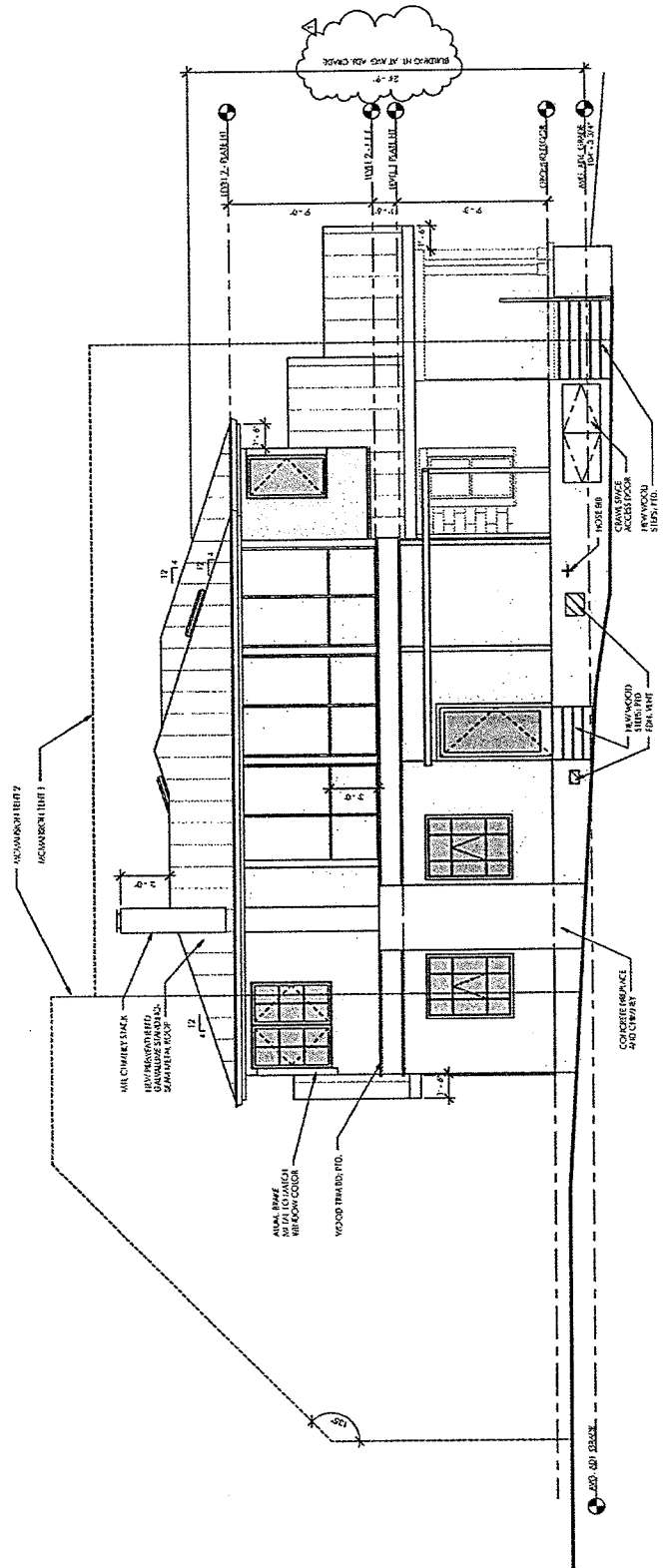
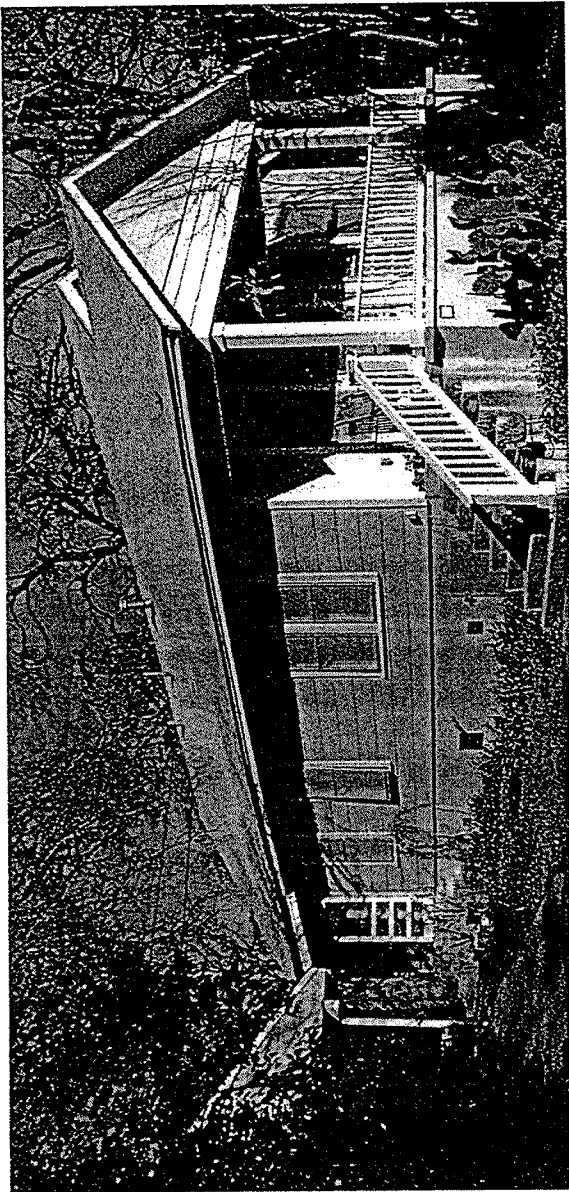
## West Elevation



Butler Residence, 724 Patterson Ave.

# Elevations

South Elevation



Butler Residence, 724 Patterson Ave.

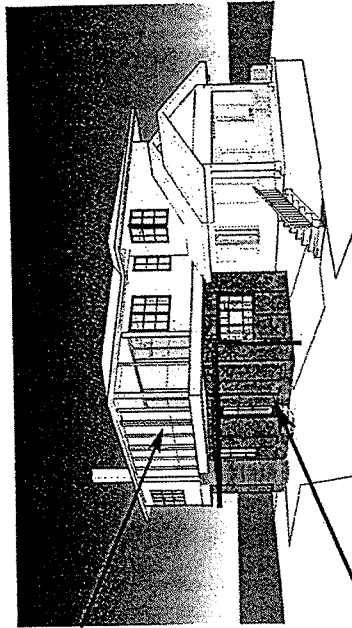
B1/38



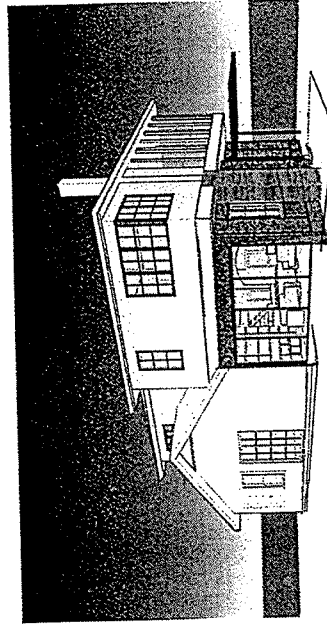
MINIMIZING VISUAL IMPACT:

COVERED SCREENED PORCH -178' f. SCREEN WILL BE A LIGHTER GRAY SO IT WILL NOT READ AS A HEAVY MASS

FIG IVY WILL WRAP THE 1ST FLOOR ADDITION SO THAT IT MAY BECOME PART OF THE LANDSCAPE AND GIVE PROMINENCE TO THE FRONT FACADE OF THE BUNGALOW

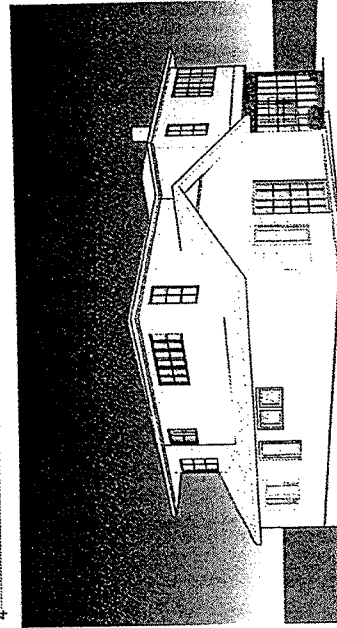


4. VIEW FROM SOUTH

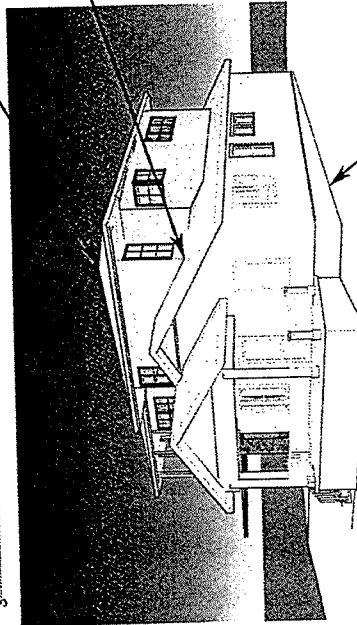


A HIP ROOF "LAYS BACK" SO AS TO REDUCE THE OVERALL HEIGHT OF THE 2ND STORY ADDITION

3. VIEW FROM EAST



2. VIEW FROM NORTH



1. VIEW FROM WEST

2ND STORY ADDITION IS HELD BACK FROM FRONT FACADE. THE ADDITION WILL BE PAINTED IN A COOL COLOR SCHEME TO VISUALLY RECEDE FROM THE FOREGROUND

EXISTING BUNGALOW FORM IS MAINTAINED FROM THE STREET CORNER VIEW AT W. 8TH AND PATTERSON AVE.

B1/40

**Travis CAD****Property Search Results > 109324 LEE CHRISTINE C for Year 2013****Property****Account**

Property ID: 109324 Legal Description: N60FT OF LOT 31 DEATS ET  
 Geographic ID: 0110050917 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: 724 PATTERSON AVE Mapsco: 584L  
 TX 78703  
 Neighborhood: OLD WEST AUSTIN (SFR) Map ID: 011008  
 Neighborhood CD: Z2000

**Owner**

Name: LEE CHRISTINE C Owner ID: 1434733  
 Mailing Address: 724 PATTERSON AVE  
 AUSTIN, TX 78703-4724  
 % Ownership: 100.000000000000%

Exemptions: HS

**Values**

(+) Improvement Homesite Value:	+	\$91,740	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$220,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$311,740	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$311,740	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$311,740	

**Taxing Jurisdiction**

Owner: LEE CHRISTINE C  
 % Ownership: 100.000000000000%  
 Total Value: \$311,740

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$311,740	\$296,740	\$3,685.51
02	CITY OF AUSTIN	0.502900	\$311,740	\$311,740	\$1,567.74
03	TRAVIS COUNTY	0.500100	\$311,740	\$249,392	\$1,247.21
0A	TRAVIS CENTRAL APP DIST	0.000000	\$311,740	\$311,740	\$0.00



7/18/13

## Travis CAD - Property Details

2J TRAVIS COUNTY HEALTHCARE DISTRICT 0.078946 \$311,740 \$249,392 \$196.89  
 68 AUSTIN COMM COLL DIST 0.095100 \$311,740 \$306,740 \$291.71  
 Total Tax Rate: 2.419046

Taxes w/Current Exemptions: \$6,989.06  
 Taxes w/o Exemptions: \$7,541.13

131/41

## Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1092.0 sqft Value: \$91,740

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ 1ST	1st Floor	WA - 3+		1921	1092.0
→ 011	PORCH OPEN 1ST F	* - 3+		1921	147.0
→ 051	CARPORT DET 1ST	* - 3+		1921	216.0
→ 251	BATHROOM	* - *		1921	1.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1072	4669.00	63.00	75.00	\$220,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$91,740	\$220,000	0	311,740	\$0	\$311,740
2012	\$84,169	\$212,500	0	296,669	\$0	\$296,669
2011	\$63,684	\$212,500	0	276,184	\$0	\$276,184
2010	\$63,684	\$212,500	0	276,184	\$0	\$276,184
2009	\$63,684	\$212,500	0	276,184	\$0	\$276,184
2008	\$62,348	\$212,500	0	274,848	\$0	\$274,848

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/6/2009	WD	WARRANTY DEED	EMERSON DONALD CHARLES	LEE CHRISTINE C			2009018396TR
2	3/24/2008	SW	SPECIAL WARRANTY DEED	EMERSON BETTIANN B	EMERSON DONALD CHARLES			2008048781TR
3	5/5/1972	WD	WARRANTY DEED	NYE CHARLEY A II & CHARLEY IV	EMERSON BETTIANN B	04344	02303	

Questions Please Call (512) 834-9317

Website version: 1.2.2.3

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Immediately Adjacent (11)

TCAD ID#	Address	SF	Lot Size	FAR
109342	801 THERESA AVE.	1,344	5,925	22.70%
109361	1808 W. 8TH ST.	1,190	9,032	13.20%
109360	1806 W. 8TH ST.	1,116	8,999	12.40%
726710	731 PATTERSON AVE.	1,624	1,786	91%*
726709	729 PATTERSON AVE.	2,112	2,179	97%*
107127	725 PATTERSON AVE.	1,826	5,997	30.40%
107126	723 PATTERSON AVE.	2,571	8,393	30.60%
109325	722 PATTERSON AVE.	1,768	4,785	37%
109323	1811 W. 8TH ST.	1,740	6,179	28.20%
109322	1813 W. 8TH ST.	2,466	5,814	42.40%
109321	1815 W. 8TH ST.	1,140	8,102	14.10%

\* RESIDENCE IS A TOWNHOME

45% of adjacent properties are 2-story  
18% of adjacent properties are 3-story

Nearby (12)

TCAD ID#	Address	SF	Lot Size	FAR
109343	803 THERESA AVE.	832	5,881	14.1%
109344	805 THERESA AVE.	1,246	6,034	20.6%
109359	804 PATTERSON AVE.	900	6,021	15%
109358	806 PATTERSON AVE.	960	6,157	15.6%
107125	721 PATTERSON AVE.	2,610	8,353	31.2%
107124	719 PATTERSON AVE.	1,682	8,327	20.2%
109326	720 PATTERSON AVE.	1,146	4,357	26.3%
109327	718 PATTERSON AVE.	1,630	5,821	28%
109320	707 THERESA AVE.	1,196	8,471	14.1%
109319	705 THERESA AVE.	1,170	8,200	14.3%
726711	733 PATTERSON AVE.	1,612	1,858	86.8%
726712	735 PATTERSON AVE.	1,612	1,941	83%

8% of nearby properties are 2-story  
16% of nearby properties are 3-story

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PROPERTIES WITHIN 500' RADIUS 52 Properties

TCAD ID#	Address	SF	Lot Size	FAR
109342	801 THERESA AVE.	1,344	5,925	22.70%
109361	1808 W. 8TH ST.	1,190	9,032	13.20%
109360	1806 W. 8TH ST.	1,116	8,999	12.40%
726710	731 PATTERSON AVE.	1,624	1,786	91%*
726709	729 PATTERSON AVE.	2,112	2,179	97%*
107127	725 PATTERSON AVE.	1,826	5,997	30.40%
107126	723 PATTERSON AVE.	2,571	8,393	30.60%
109325	722 PATTERSON AVE.	1,768	4,785	37%
109323	1811 W. 8TH ST.	1,740	6,179	28.20%
109322	1813 W. 8TH ST.	2,466	5,814	42.40%
109321	1815 W. 8TH ST.	1,140	8,102	14.10%
109343	803 THERESA AVE.	832	5,881	14.1%
109344	805 THERESA AVE.	1,246	6,034	20.6%
109359	804 PATTERSON AVE.	900	6,021	15%
107125	721 PATTERSON AVE.	2,610	8,353	31.2%
107124	719 PATTERSON AVE.	1,682	8,327	20.2%
109326	720 PATTERSON AVE.	1,146	4,357	26.3%
109327	718 PATTERSON AVE.	1,630	5,821	28%
109320	707 THERESA AVE.	1,196	8,471	14.1%
109319	705 THERESA AVE.	1,170	8,200	14.3%
109302	800 THERESA AVE.	1,048	10,426	10%
109303	802 THERESA AVE.	2,016	6,029	33.4%
109304	804 THERESA AVE.	896	6,006	14.9%
109305	806 THERESA AVE.	1,348	6,011	22.4%
109306	812 THERESA AVE.	1,953	17,949	10.9%
109345	807 THERESA AVE.	1,064	6,027	17.7%
109346	809 THERESA AVE.	1,668	5,847	28.5%
109347	811 THERESA AVE.	1,727	5,974	29%
109348	813 THERESA AVE.	2,256	5,922	38.1%
109349	815 THERESA AVE.	1,417	6,768	21%
109357	808 PATTERSON AVE.	912	6,064	15%
109356	810 PATTERSON AVE.	1,280	12,267	10.40%
107134	STATE OF TEXAS	-	-	-
107133	710 AUGUSTA AVE.	2,131	8,629	24.6%
107132	1701 JENNIE AVE.	2,722	12,375	22%
107124	719 PATTERSON AVE.	1,682	8,327	20.2%
107123	717 PATTERSON AVE.	1,862	8,307	22.4%
107122	715 PATTERSON AVE.	2,456	8,270	29.7%
107121	713 PATTERSON AVE.	1,572	7,392	21.3%
109328	716 PATTERSON AVE.	1,758	6,427	27.4%

□ - 72,000  
 ■ - 2 stor  
 ■ - 3 stor

• 8 Residences (3 story) 15% of 500' radius  
 • 18 Residences (2 story) 35% of 500' radius

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109329	714 PATTERSON AVE.	1,018	7,231	14.1%
109330	710 PATTERSON AVE.	1,048	6,228	16.8%
109331	708 PATTERSON AVE.	3,763	13,547	27.8%
109318	703 THERESA AVE.	1,096	8,128	13.5%
109316	613 THERESA AVE.	989	22,283	4%
726711	733 PATTERSON AVE.	1,612	1,858	86.8%
726712	735 PATTERSON AVE.	1,612	1,941	83%
726713	801 PATTERSON AVE.	1,612	1,770	91%
726714	803 PATTERSON AVE.	1,612	1,877	85.9%
726715	805 PATTERSON AVE.	1,612	1,778	91%
726716	807 PATTERSON AVE.	1,612	1,810	89%
726717	809 PATTERSON AVE.	-	19,193	0%
109362	811 PATTERSON AVE.	2,074	10,544	19.7%