

C15-2014-0081 ~~111~~

C15-2014-0081

5-15-14

To the City of Austin

Hello, my name is Yolanda Perez, I live at 6917 Villita Avenida St Austin, Texas 78741 and am neighbor to Ms. Patrica and Mr. Eduardo Varela. Some months ago they constructed close to the left side of my yard to which I have no inconvenience and construction does not affect me absolutely in no way. I hope this is helpful to avoid any inconvenience. For more information please call me at (512)569-7436.

Respectfully,  
Yolanda Perez  
Thank you

C15-2014-0081

5-15-14

To the city of Austin

Hola me llamo Yolanda Perez y vivo en la siguiente Direccion  
6917 Villita Avenida st Austin tx 78741  
Y soy vecina de la señora Patricia y el señor Eduardo Varela.

hace unos meses hicieron una construcion cerca de mi varda izquierda la cual yo no tengo ningun inconveniente con la contruccion y no me afecta en lo absoluto.

Espero esto les ayude para que no tengan ningun inconveniente

para mayor informacion Favor de llamarme al (512) 569-7436

Atte:

Yolanda Perez

Gracias



City of Austin

CS 2014-0081

# CERTIFICATE OF OCCUPANCY

**BUILDING PERMIT NO. 2008-072762 BP**

**ISSUE DATE: 04/10/2009**

**BUILDING ADDRESS:** 6915 VILLITA AVENIDA

**LEGAL DESCRIPTION:** Lot: 16 Block: C Subdivision: FRONTIER AT MONTANA, AMENDED PLAT OF (SMART HOUSING)

**PROPOSED OCCUPANCY:**

R- 101 Single Family Houses  
New - New construction of a 1058 SF 1-story sf res with covered porch  
smart housing waive 100%

**NEW BUILDING SQUARE FOOTAGE:** 1142 SQ. FT.

**REMODEL BUILDING SQUARE FOOTAGE:** 0

**SPRINKLER SYSTEM:**

**CODE YEAR:** 2006

**CODE TYPE:** International Residential Code

**FIXED OCCUPANCY:**

**NON FIXED OCCUPANCY:**

**CONTRACTOR:** J C Cantera Homes, Inc.

\*\*\*\*\* **CERTIFICATE OF OCCUPANCY** \*\*\*\*\*

**THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.**

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

*Rick Anzola*

**For Leon Barba, Building Official**



City of Austin  
BUILDING PERMIT

CS 2014-0081

PERMIT NO: 2008-072762-BP  
6915 VILLITA AVENIDA

Type: RESIDENTIAL Status: Final  
Issue Date: 09/16/2008 EXPIRY DATE: 04/10/2009

LEGAL DESCRIPTION Lot: 16 Block: C Subdivision: FRONTIER AT MONTANA, AMENDED PLAT OF (SMART HOUSING)						SITE APPROVAL		ZONING SF-3-NP	
PROPOSED OCCUPANCY:		WORK PERMITTED: New				ISSUED BY: Angelica Yanez			
New construction of a 1058 SF 1-story sf res with covered porch smart housing waive 100%									
TOTAL SQFT New/Addn: 1,142		VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$88,000.00		TYPE CONST.	USE CAT. 101	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 1142		% COVERAGE 24.8	TOTAL IMPERVIOUS COVERAGE 1565		% COVERAGE 34	# OF BATHROOMS		METER SIZE	

<b>Contact</b>	<b>Phone</b>	<b>Contact</b>	<b>Phone</b>
General Contractor, J C Cantera Homes, Inc.	(281) 431-8755		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	100.00	9/16/2008	Building Permit Fee	-100.00	9/16/2008	Concrete Re-inspection fee -	50.00	2/25/2009
Driveway Inspection Fee - PD	22.00	2/11/2009	Driveway Inspection Fee - PDR	-22.00	2/11/2009	Electrical Permit Fee	57.00	11/21/2008
Electrical Permit Fee	-57.00	11/21/2008	Excavation/Concrete Permit Fee	35.00	2/11/2009	Excavation/Concrete Permit f	-35.00	2/11/2009
Mechanical Permit Fee	44.00	12/23/2008	Mechanical Permit Fee	-44.00	12/23/2008	Plumbing Permit Fee	47.00	11/13/2008
Plumbing Permit Fee	-47.00	11/13/2008	Re-Inspection Fee	65.00	3/10/2009	Sidewalk Inspection Fee - PD	20.00	2/11/2009
Sidewalk Inspection Fee - PD	-20.00	2/11/2009						
<b>Fees Total:</b>	<b>115.00</b>							

<b>Inspection Requirements</b>			
Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Sidewalks Inspection	Smart Housing?
Water Tap Inspection			

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.  
**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>		
Sidewalks, erosion and sedimentation controls, nothing in the drainage easement, and 2 off street parking spots are required.		
Smart Housing Fees Waived Per Council Resolution 000420-76		
Residential Zoning Review	Date 09/15/2008	Reviewer Ryan Mikulenska

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin  
BUILDING PERMIT

C15-2014-0081

PERMIT NO: 2008-072762-BP

Type: RESIDENTIAL Status: Final

6915 VILLITA AVENIDA

Issue Date: 09/16/2008

EXPIRY DATE: 04/10/2009

LEGAL DESCRIPTION Lot: 16 Block: C Subdivision: FRONTIER AT MONTANA, AMENDED PLAT OF (SMART HOUSING)	SITE APPROVAL	ZONING SF-3-NP
---	---------------	-------------------

PROPOSED OCCUPANCY:	WORK PERMITTED: New	ISSUED BY: Angelica Yanez
---------------------	---------------------	---------------------------

New construction of a 1058 SF 1-story sf res with covered porch  
smart housing waive 100%

TOTAL SQFT New/Addn: 1,142	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$88,000.00	TYPE CONST.	USE CAT. 101	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 1142	% COVERAGE 24.8	TOTAL IMPERVIOUS COVERAGE 1565	% COVERAGE 34	# OF BATHROOMS	METER SIZE		

Type	Date	Status	Comments	Inspector
101 Building Layout	11/20/2008	Pass		Bert Ward
102 Foundation	1/8/2009	Pass		Bert Ward
103 Framing	1/13/2009	Pass		Bert Ward
104 Insulation	1/15/2009	Pass		Jesus Licerio
105 Wallboard	4/9/2009	Pass		Blue Delgado
111 Energy Final	4/10/2009	Pass		Blue Delgado
112 Final Building	4/10/2009	Pass		Blue Delgado
114 Continuance of work		Open		Bert Ward
610 AW Temp Utilities		Open		
611 Water Tap	2/25/2009	Pass		Carolyn Lunday
Deficiencies		Open		Bert Ward

**ORDINANCE NO. 010927-28**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 FOR APPROXIMATELY 1312 ACRES OF LAND, GENERALLY KNOWN AS THE MONTOPOLIS NEIGHBORHOOD PLAN (NP) COMBINING DISTRICT, WHOSE BOUNDARIES ARE THE COLORADO RIVER ON THE NORTH, U.S. HIGHWAY 183 ON THE EAST, STATE HIGHWAY 71 ON THE SOUTH, AND GROVE BOULEVARD ON THE WEST.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 55 tracts of land within the property described in File C14-01-0060, as follows:

Approximately 1312 acres of land, more or less, in the City of Austin, Travis County, Texas, including 55 tracts more particularly described and identified in the chart below and the attached Exhibit "A" (the "Property")

generally known as the Montopolis Neighborhood Plan (NP) combining district, locally known as the property bounded by the Colorado River on the north, U.S. Highway 183 on the east, State Highway 71, on the south and Grove Boulevard on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The base zoning districts for the 55 tracts are changed from interim family residence (I-SF-3) district, single family residence standard lot (SF-2) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, mobile home residence (MH) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, limited industrial services (LI) district, family residence neighborhood plan (SF-3-NP) combining district, multifamily residence low density neighborhood plan (MF-2-NP) combining district, multifamily residence medium density neighborhood plan (MF-3-NP) combining district, general office-neighborhood plan (GO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial neighborhood plan (GR-NP)

C15-2014-0081

Tract	Street Address	From	To
	6408 DEL MONTE RD	CS	GR-NP
6	RIVERSIDE DR E	GR	GR-CO-NP
9	6300 MONSANTO DR	LR	MF-2-NP
	6302 MONSANTO DR		
	6304 MONSANTO DR		
10	6303 MONSANTO DR	LR	MF-2-NP
	6305 MONSANTO DR		
12	609 THRASHER LN	MH	SF-3-NP
14	6319 PONCA ST	CS	GR-NP
	701 MONTOPOLIS DR		
	717 MONTOPOLIS DR		
19	1301 MONTOPOLIS DR	CS	GR-NP
	6305 PORTER ST		
	1305 MONTOPOLIS DR		
	6307 PORTER ST		
	6309 PORTER ST		
	6311 PORTER ST		
	MONTOPOLIS DR		
	1318 MONTOPOLIS DR		
	PORTER ST		
	6501 PORTER ST		
	1313 MONTOPOLIS DR		
19	6401 PORTER ST	CS	SF-3-NP
	6403 PORTER ST		
	6407 PORTER ST		
	6409 PORTER ST		
	6411 PORTER ST		
	6503 PORTER ST		
	6505 PORTER ST		
22	1600 MONTOPOLIS DR	GR, CS-1	GR-NP
23	6010 RIVERSIDE DR E 1909 GROVE BV	SF-3, LR	CS-MU-NP
24	6100 E RIVERSIDE DR	SF-3	GR-MU-NP
24	6108 E RIVERSIDE DR 6110 E RIVERSIDE DR	SF-3	CS-MU-NP
24	6114 E RIVERSIDE DR	GR-CO	GR-MU-CO-NP
25	6201 KASPER ST 6203 KASPER ST 6200 E RIVERSIDE DR	SF-3	GR-MU-NP
25	1902 MONTOPOLIS DR	CS	CS-MU-NP
	6210 E RIVERSIDE DR	SF-3	
	6214 E RIVERSIDE DR	CS	

58	RIVERSIDE DR E	SF-3	GR-MU-NP	
	7305 E RIVERSIDE DR			
	7401 E RIVERSIDE DR			
	7409 E RIVERSIDE DR			
	7311 E RIVERSIDE DR	CS-CO		
58	7307 E RIVERSIDE DR TRLR 1	LR	LR-MU-NP for 1 <sup>st</sup> 200' from Riverside Drive; SF-3-NP for remainder of site	
58	7401 RIVERSIDE DR E 3	CS-CO	CS-MU-CO-NP	
58	7403 RIVERSIDE DR E 29	LR	GR-MU-NP for the 1 <sup>st</sup> 200' from Riverside Dr.; CS-NP for remainder of tract	
	7405 E RIVERSIDE DR	SF-3		
60	7203 E RIVERSIDE DR	SF-3	GR-MU-NP	
	2004 UPHILL LN			
61	6903 E RIVERSIDE DR	SF-3	GR-MU-NP	
	6905 E RIVERSIDE DR			
	7103 E RIVERSIDE DR			
	7105 E RIVERSIDE DR			
	7107 E RIVERSIDE DR			
61	6907 E RIVERSIDE DR	SF-3, MH	GR-MU-NP for the 1 <sup>st</sup> 200' from Riverside Dr.; SF-3-NP for remainder of site	
	7001 E RIVERSIDE DR			MH
	7003 E RIVERSIDE DR			I-SF-3
	RIVERSIDE DR E			I-SF-3
	61			2209 MAXWELL LN
62	RIVERSIDE DR E	SF-3, CS	GR-MU-NP	
64	7110 E BEN WHITE BLVD	SF-2, SF-3, CS	LI-NP	
	RIVERSIDE DR E			
66	6701 E RIVERSIDE DR	LR	GR-MU-NP	
	6707 E RIVERSIDE DR			
	2005 THRASHER LN			
	6809 E RIVERSIDE DR	SF-3		
	6811 E RIVERSIDE DR			



	2511 MONTOPOLIS DR	SF-2	CS-NP
77	2901 MONTOPOLIS DR	GR, LI	LI-NP
	6600 E BEN WHITE BLVD	SF-2	
79	7010 E RIVERSIDE DR	CS, MF-3	CS-MU-NP for the 1 <sup>st</sup> 300' from Riverside Dr.; CS-NP, MF-3-NP for remainder of site
80	6602 MONTANA ST	LR	LR-MU-NP
81	6506 FELIX AVE	GR	GR-MU-NP
	6601 FELIX AV		
81	900 VARGAS RD	CS	CS-MU-NP
81	809 VARGAS RD	LR	LR-MU-NP
82	700 VARGAS RD	LR	LR-MU-NP
	702 VARGAS RD		
83	302 BASTROP HWY	LR	GR-NP for property bounded by Saxon Drive on the west and Vargas on the east; LR-NP for the remainder of site
	400 VARGAS RD		

**PART 3.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code.

**PART 4.** The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 5.** Cottage special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.

**PART 6.** Urban home special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 11.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

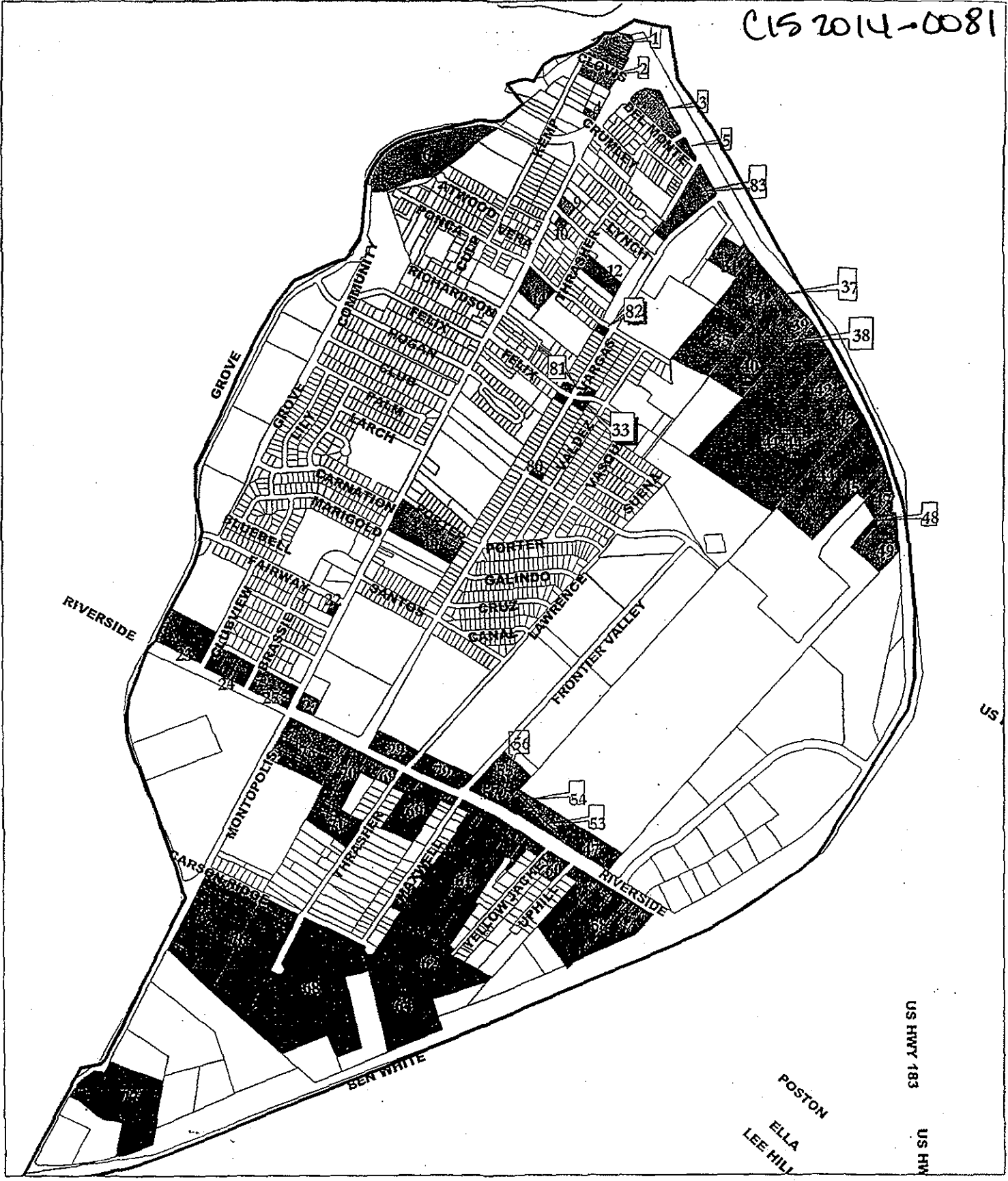
**PART 12.** This ordinance takes effect on October 8, 2001.


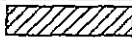

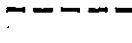
**PASSED AND APPROVED**

_____ September 27, 2001	§ § §	_____ Jackie Goodman Kirk Watson <i>MAYOR,</i> Mayor <i>PRO TEM</i>
-----------------------------	-------------	--

<b>APPROVED:</b> _____ Sedora Jefferson City Attorney	<b>ATTEST:</b> _____ Shirley A. Brown City Clerk
---	--

C15 2014-0081



 1" = 200'	SUBJECT TRACT 	<b>ZONING EXHIBIT B</b>	CITY GRID REFERENCE NUMBER K17,L17-20, 18-19
	PENDING CASE 		
ZONING BOUNDARY 			
CASE MGR: A.SMITH			