



City of Austin  
Planning and Development Review  
Land Status Determination  
1995 Rule Platting Exception

February 17, 2015

File Number: **C8I-2015-0058**

Address: **1210 ANGELINA ST**

Tax Parcel I.D. #**0207080809**

Tax Map Date: **08/25/2014**

The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **the North portion of the South 68 feet of the East 46 feet of lot Seven, Block Two Outlot Thirty-Eight, Division "B"** in the current deed, recorded on **Nov 18, 2014**, in **Document #2014172821**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Feb 24, 1955**, in Volume **1544**, Page **318**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **wastewater** service on **Oct 12, 1976**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:  
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

**Michelle Casillas**, Representative of the Director  
**Planning and Development Review Department**

This is a detailed street map of a section of Chicago, Illinois. The map shows a grid of streets with various building footprints and lot numbers. A large circle is drawn around a specific area in the center-right of the map, highlighting a cluster of buildings and streets. The map includes labels for streets such as Wabasha St, Franklin St, and various numbered streets. Lot numbers are also visible throughout the map.

**Travis Central Appraisal District**  
3314 Cross Park Drive  
Austin, Texas 78754  
P.O. Box 149012  
Austin, Texas 78714  
**Internet Address: [www.traviscad.org](http://www.traviscad.org)**  
Main Telephone Number: (512) 834-9317  
Appraisal Information: (512) 834-3218  
TDD: (512) 836-3328

PROPERTIES SHARING STREET FRONTAGE WITH 1210 ANGELINA STREET													
Address	Front street	Lot size (SF)	Gross Floor Area (SF)	FAR	Max FAR (per RDCS*)	Bldg Coverage (SF)	BC Ratio	Max BC Ratio	Max BC (SF)	Impervious Coverage (SF)	IC Ratio	Max IC Ratio	Max IC (SF)
1210 Angelina St	Angelina St	1127	700	0.62	2.04	352	0.31	0.4	450.8	489	0.43	0.45	507.15
1208 Angelina St	Angelina St	1177	396	0.34	1.95	396	0.34	0.4	470.8	436	0.37	0.45	529.65
1206 Angelina St	Angelina St	815	448	0.55	2.82	448	0.55	0.4	326	504	0.62	0.45	366.75
*LDC 25-2, Subchapter F, Article 2, paragraph 2.1: The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3, except that the lot area of a flag lot is calculated consistent with the requirements of Section 25-1-22 (Measurements).													