





**From:** Paige Pozzi  
**To:** [Ramirez, Elaine](#)  
**Subject:** Opposition case G-1-C15-2022-0011 and G-2 C15-2022-0012  
**Date:** Thursday, May 05, 2022 2:48:48 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Ramirez and fellow Board members,

I am writing in opposition of the variance on the two properties at 2715 and 2717 Long Bow Trail Austin, TX 78734 (case numbers G-1-C15-2022-0011 and G-2 C15-2022-0012).

I am a 13 year resident of Apache Shores, the Lake Austin neighborhood where these two properties are located. Our neighborhood is quickly growing and while I don't like it, I accept it. I am not opposed to new houses being built (even on these lots, if they are built responsibly!). The growing trend of builders, especially this particular builder, seems to be to push the environmental limits to the extreme. This application for a variance is no exception. These properties are entirely too close to the lake to have so much impervious cover. Please do not approve this variance.

This builder is currently building a 4 story home within 10 feet of our neighborhood's beloved creek. That alone is my evidence for the complete and utter lack of environmental concern. When will it stop?

I walk by (near) these lots several times a week on my way to the lake. I am a mom of three young kids. This letter isn't written well, but it comes from my heart for the concern of the environment which is important to my family.

Grateful for your consideration,  
Paige Pozzi

2503 Geronimo Trail  
Austin, TX 78734  
512-789-7056

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**From:** B.J. Carpenter  
**To:** [Ramirez, Elaine](#)  
**Subject:** 2715 and 2717 Longbow Trail Variance Request  
**Date:** Thursday, May 05, 2022 3:04:46 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Ms. Ramirez

As a property owner in Apache Shores and an active member in the neighborhood I would like to voice my opposition to the variance request for the two following properties.

- 2715 Longbow Trail, case number G-1 C15-2022-0011
- 2717 Longbow Trail, case number G-2 C15-2022-0012

As an environmental professional I don't believe it is in the interest of the neighborhood, environment, or City of Austin to allow a variance from the COA impervious cover requirements for these lots as they are within the COA Limited Purpose jurisdiction (an already sensitive area) and have a very steep slope. We have impervious cover limits within the COA Limited Purpose jurisdiction for a reason. This allows for more infiltration of runoff and prevents damage to infrastructure and erosion caused from increased velocity and quantity of runoff downstream. This is a sensitive area as it slopes directly downhill to the Apache Shores lake park and boat ramp parking areas which are owned and maintained by the Apache Shores Community. They have already been denied a variance once by the COA for these lots and I am requesting this request be denied as well.

Sincerely,

B.J. Carpenter  
2214 Jacks Pass  
Austin, Tx 78734

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**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Subject:** 2715 Long Bow Trail is case G-1 C15-2022-0011 and 2717 Long Bow Trail is G-2 C15-2022-0012  
**Date:** Thursday, May 05, 2022 3:08:42 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Good Afternoon Elaine

I don't want to take too much of your time, but this is in regards to 2715 Long Bow Trail case G-1 C15-2022-0011 and 2717 Long Bow Trail G-2 C15-2022-0012 variance exception.

I really thought this had been addressed already but I noticed the sign again.

My family has lived at 2613 Geronimo Trail for 20 years and we have always treasured our creeks and waterways that are so near the lake. The area is a natural habitat for wild life and it must be protected.

I am certainly not oppose to growth and building, but never at the expense of changing building code and impervious cover. We will not no for sure how making exception will truly affected our lands and waterways, and I certainly hope this request is denied for a second and final time.

Thanks for your time, and really appreciate all that you do.

I am always available if you need anything.

Kind Regards,

Karl Serna

512-994-8148

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**From:** Jeff Olson  
**To:** [Ramirez, Elaine](#)  
**Subject:** Please Deny G-1 C15-2022-0011 and G-2 C15-2022-0012  
**Date:** Friday, May 06, 2022 1:12:35 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Ms. Ramirez,

My name is Jeff Olson and I am a resident of the Apache Shores neighborhood. I am writing to urge the council reviewing the cases:

- 2715 Long Bow Trail (case G-1 C15-2022-0011) and
- 2717 Long Bow Trail (case G-2 C15-2022-0012)

to DENY these unwarranted variance requests.

Impervious coverage is limited for a good reason: it is very bad ecologically for our streams, lakes, waterways, and groundwater. Such coverage prevents rain from soaking into the ground turning it instead into stormwater runoff that carries pollutants such as pesticides, fertilizers, oil, grease, asphalt, sediment, animal waste, and sewage from failing septic systems directly into our streams and lakes. As impervious coverage increases, flooding increases and the health of our waterways plummets. We already have serious issues with flooding along our creeks and the roads leading down to Lake Austin.

These lots are being developed by builders who do not live in our community and are merely trying to turn a profit, regardless of the cost to our ecosystem and our quality of life. If they failed to do their homework when it came to building design when they purchased the lots, the fault lies with them. The houses these builders have already put up in our community have had a negative impact. They have already shown themselves to be environmentally irresponsible and reckless. The codes regarding impervious coverage are there for a reason. Turning a profit is not a legitimate reason to grant a variance—not when the health of our community is at stake.

Please help us to preserve the safety and environmental quality of our neighborhood and DENY these variance requests.

Sincerely,  
Jeff Olson

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

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**Case Number: C15-2022-0011**

**Contact:** Elaine Ramirez, [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Board of Adjustment, May 9<sup>th</sup>, 2022

*Telesforo C Ramirez*

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*Telesforo C Ramirez*

Signature

*5-2-22*

Date

Daytime Telephone: *512 266 3543*

Comments:

**If you will be using this form to comment, please return it via e-mail to:**

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



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**Case Number:** C15-2022-0011

**Contact:** Elaine Ramirez, [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Board of Adjustment; May 9<sup>th</sup>, 2022

Your Name (please print)

lesley Serina

☐ I am in favor  
☒ Object

Your address(es) affected by this application

2413 Geronimo Tr 1

Signature

Date

Daytime Telephone:

512-441-4598

5/8/22

Comments: To whom it may concern,

I am against allowing this variance.

I was under the impression this  
was addressed 2-3 weeks ago. As mentioned  
before I do not agree with allowing a variance  
on any lots that are purchased after the fact.  
This bought the lot knowing the variance. We  
need to preserve what little area we have for  
our wildlife water drainage and integrity to the  
land around these build sites.

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



**From:** Jon Kaplan - UBSTX  
**To:** [Ramirez, Elaine](#)  
**Subject:** Postponement Request - C15-2022-0011 + C15-2022-0012  
**Date:** Thursday, May 05, 2022 11:56:24 AM

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\*\*\* External Email - Exercise Caution \*\*\*

To the Board of Adjustments.

I am writing to formally request a 30-day postponement in my hearing date to be able to gather all the requested information for our case. This time is primarily needed to have the civil engineer design the water mitigation plan that was requested.

Please let me know if you have any questions.

Regards

Jon Kaplan  
C.P.B.D. - 44-752  
ICC Combination Inspector - 9061592  
Urban Building Services of Texas LLC  
[www.ubstx.com](http://www.ubstx.com)

[REDACTED]

[REDACTED]

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**Ramirez, Diana**

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**From:** Hilary Brown [REDACTED]  
**Sent:** Friday, May 6, 2022 12:41 PM  
**To:** Ramirez, Elaine  
**Subject:** Opposition to G-1 C15-2022-0011 & G-2 C15-2022-0012)  
**Attachments:** 81EaZ2ZYRk2DOBEGKQPGzA.jpg; JOibv6DRSKKUMzMUZxOHKw.jpg; dc30F77nTb2OhJI%u2P0WQ.jpg; IMG\_8316.JPG

\*\*\* External Email - Exercise Caution \*\*\*

Email regarding: 2715 Long Bow Trail (case G-1 C15-2022-0011) and 2717 Long Bow Trail (case G-2 C15-2022-0012)

Ms. Ramirez,

My name is Hilary Brown, I am an Apache Shores resident, my home address is 14404 Hunters Pass. I am also a Texas Master Naturalist, a Master Birder, and a former employee of the USDA, Forest Service.

I implore the council reviewing the two cases above to deny the variance request.

These lots were purchased by developers who do not live in our community, their sole objective is building large houses to maximize their financial gain, the concerns of this community do not impact them. The houses they have built in Apache Shores so far have had a negative impact on our community, the existing aesthetic, the environment, and wildlife. These developers are uninformed and environmentally irresponsible, leaving non-native invasive trees to flourish along our waterways, while clear cutting nearly everything else, and replacing natural landscapes with sheets of environmentally harmful non-native grass that requires herbicides and fertilizers to achieve their desired look. They have not had proper silt fencing in place during construction, they have built a concrete storage drain directly into the creek (photos attached). Allowing this to continue in our community and in close proximity to Lake Austin would be irresponsible. We have serious issues with flooding along our creek and the roads that lead down to Lake Austin, having houses with IC variances, will make matters worse, and more dangerous.

Impervious surfaces/cover are defined as the surfaces that prohibit the infiltration of water from the land surface into the underlying soil. Impervious cover prevents rain from soaking into the ground, turning it into stormwater runoff. Stormwater runoff carries pollutants as it flows, pollutants include sediment, asphalt, bacteria and disease causing organisms from failing septic systems, fertilizers, pesticides, petroleum products, such as oil and grease and other contaminants into our creeks, streams, lakes and rivers. In addition to changing the quality of the water running into our water, impervious cover also changes the quantity of runoff, eroding and changing the physical structure of existing streams. Because water runs more quickly off of an impervious area, flooding becomes both more common and more intense downstream. Meanwhile, because less water is soaking into the ground, water tables drop and streams and wells fed by groundwater begin to dry up.



**Ramirez, Diana**

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**From:** Cindy Marabito [REDACTED]  
**Sent:** Friday, May 6, 2022 7:14 PM  
**To:** Ramirez, Elaine  
**Subject:** Second filing Cases #C15-2022-0011 #C15-2022-0012  
**Attachments:** 2808 Geronimo before demolition copy.pdf; 2715-2717 Long Bow Trail lots-compressed.pdf; Geronimo homes-compressed.pdf; Long Bow homes-compressed.pdf

\*\*\* External Email - Exercise Caution \*\*\*

Hi Elaine:

Hope this finds you well. I am submitted my new comments forms regarded the above referenced cases that are exact replicas of the February 14th board meeting. I thought I understood that the two filings had been refused, but received these forms and updates in the mail. I've had a chance to do more research since the beginning of this process and have discovered the developers involved in the 2715/2717 Long Bow Trail properties are tied and in fact the same developers for the huge structures built on 2800/2802/2808 Geronimo in which lots were cleared of all trees to build million-dollar high rise spec estates. I am resubmitting three sets of previously submitted photos to illustrate the neighborhood homes sizes and also the two Long Bow lots filled with healthy oaks. I have also created another pdf file entitled Geronimo/Long Bow same LLC which contains filings proving these properties are owned by the same developer of the Geronimo structures with photos of the Geronimo lots filled with trees before demolition. I am also attaching my former comments since the current submissions are completely identical.

Thank you so much and will look forward to Monday's meeting.

Cindy Marabito

Feb. comments

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Case Number: C15-2022-0011

Contact: Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

Public Hearing: Board of Adjustment; February 14<sup>th</sup>, 2022

CINDY Marabito

Your Name (please print)

2718 Long Bow Trail

Your address(es) affected by this application

Cindy Marabito

Signature

☒ I am in favor  
☐ I object

(profusely)

2/11/22  
Date

Daytime Telephone: 512-762-8863

Comments: Major concerns with this request:

1. Visual impact + pollution to nat. habitat
2. Effect on natural character of neighborhood
3. The professional builders seek to build huge homes
- 3b. that the small lots will strain to accommodate
4. Adverse effect on environmental, wildlife
- 4b. Views, erosion + danger of landslide, etc
5. These underdeveloped lots w/ steep hills/slopes serve as filters for the nearby lake - extensive leveling as requested presents a danger to SIB.

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)

6. Lastly my own personal thought - if these

builders move forward with plan - our hill country 'hood becomes another concrete division

Current comments:



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Case Number: C15-2022-0011

Contact: Elaine Ramirez, [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

Public Hearing: Board of Adjustment; May 9<sup>th</sup>, 2022

Cindy Morabita

Your Name (please print)

2718 Long Bow Trail

Your address(es) affected by this application

Cindy Morabita

Signature

☐ I am in favor  
☒ I object

5-6-22

Date

Daytime Telephone: 512-762-8963

Comments: former comments attached

re: original identical filing

In addition to my original (attached) concerns (and 3 groups of photographs proving inaccuracies in owner's statements)

I have researched to discover the same LLC who owns these properties has ties and owned 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3360, 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382, 3384, 3386, 3388, 3390, 3392, 3394, 3396, 3398, 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414, 3416, 3418, 3420, 3422, 3424, 3426, 3428, 3430, 3432, 3434, 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3768, 3770, 3772, 3774, 3776, 3778, 3780, 3782, 3784, 3786, 3788, 3790, 3792, 3794, 3796, 3798, 3800, 3802, 3804, 3806, 3808, 3810, 3812, 3814, 3816, 3818, 3820, 3822, 3824, 3826, 3828, 3830, 3832, 3834, 3836, 3838, 3840, 3842, 3844, 3846, 3848, 3850, 3852, 3854, 3856, 3858, 3860, 3862, 3864, 3866, 3868, 3870, 3872, 3874, 3876, 3878, 3880, 3882, 3884, 3886, 3888, 3890, 3892, 3894, 3896, 3898, 3900, 3902, 3904, 3906, 3908, 3910, 3912, 3914, 3916, 3918, 3920, 3922, 3924, 3926, 3928, 3930, 3932, 3934, 3936, 3938, 3940, 3942, 3944, 3946, 3948, 3950, 3952, 3954, 3956, 3958, 3960, 3962, 3964, 3966, 3968, 3970, 3972, 3974, 3976, 3978, 3980, 3982, 3984, 3986, 3988, 3990, 3992, 3994, 3996, 3998, 4000, 4002, 4004, 4006, 4008, 4010, 4012, 4014, 4016, 4018, 4020, 4022, 4024, 4026, 4028, 4030, 4032, 4034, 4036, 4038, 4040, 4042, 4044, 4046, 4048, 4050, 4052, 4054, 4056, 4058, 4060, 4062, 4064, 4066, 4068, 4070, 4072, 4074, 4076, 4078, 4080, 4082, 4084, 4086, 4088, 4090, 4092, 4094, 4096, 4098, 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Cont'd from ca  
which illustrate  
this same LLC  
Michael's Curve  
~~owned~~ owns/own  
of the Germino  
the lots in quest  
Bow.



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2022-0012

Contact: Elaine Ramirez, [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

Public Hearing: Board of Adjustment; May 9<sup>th</sup>, 2022

Cindy Marsbitu

Your Name (please print)

☐ I am in favor  
☒ I object

2718 Long Bow TRAIL Austin 78734

Your address(es) affected by this application

Cindy Marsbitu

Signature

5/6/22

Date

Daytime Telephone: 512-762-9963

Comments: I have submitted my comments in objection when this Application was first presented to the board. I am attaching since this new submission is an exact replica of the original. I have submitted photos showing inaccurate on the owner's statements regarding property sizes in Apache Shores and tree growth on the 2 properties in question. In this comment I am submitting new photos and additional information. If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



Cont'd. from case #

The same develop  
to attached docu  
Shows properties

2802, 2808 Geron  
with before an  
photographs whe  
lots razed of  
erect hugh mill  
homes.

Geronimo and Long Bow same LLC documents and photographs of lot:

Previously submitted photo files 2715/2717 Long Bow lots with healthy multiple oaks and other trees:

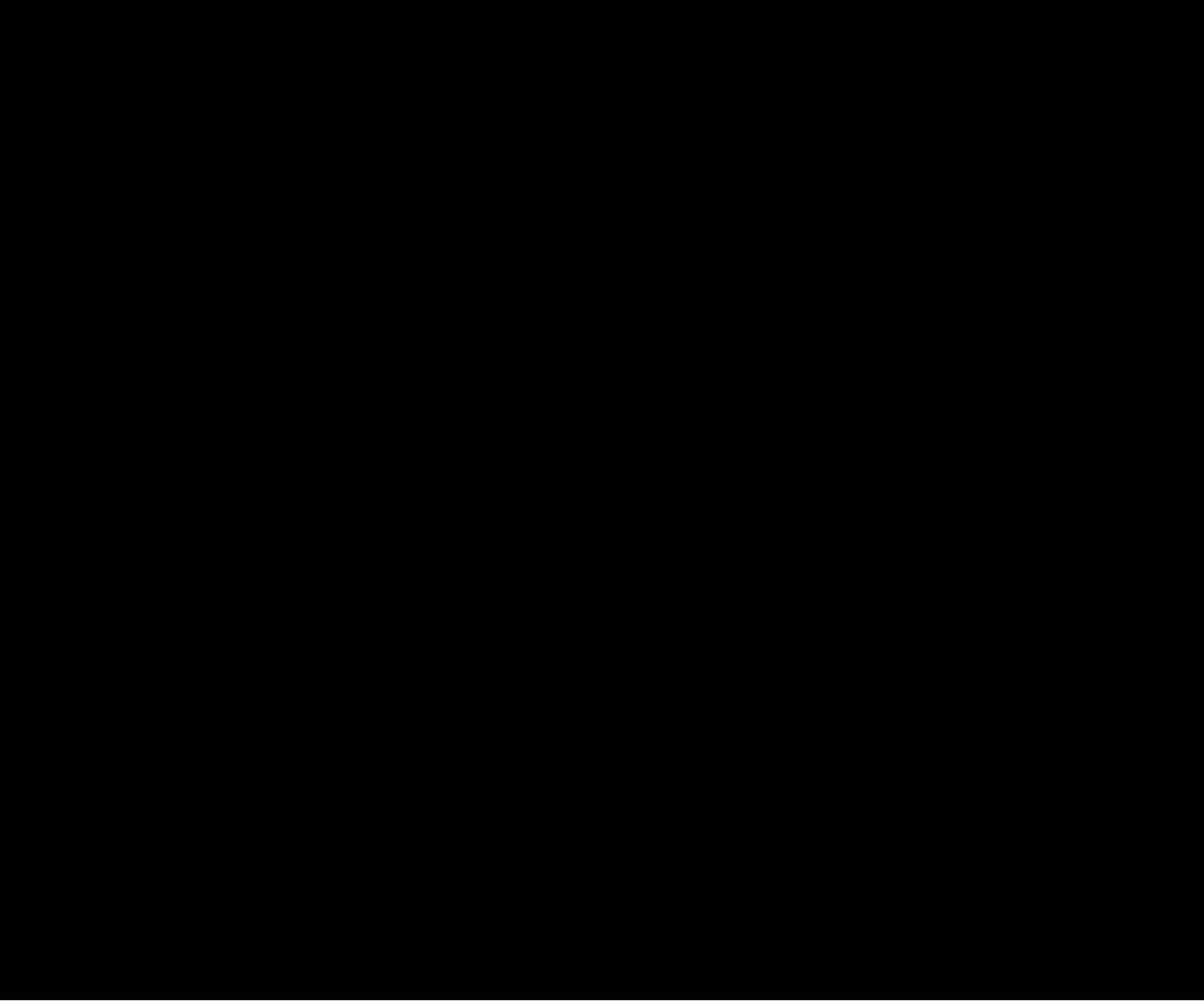
The next two files entitled Geronimo homes and Long Bow homes illustrate the home sizes in our neighborhood adjacent to the lots. These photographs include a majority of homes well under 2000 square feet.

Jules, the Truth Finder is my recently published novel, the hottest twin flame paranormal romance on the market!

When Jules finds out her ex-lover has been murdered, she sets out to get some answers. A novel of love and obsession and a titillating, sensuous road story you won't be able to put down.

Click [HERE](#) to receive a free copy of the best paranormal twin flames romance story on the market!!

Thank you for being a friend!



Impervious surfaces serve as a key indicator for health of aquatic ecosystems. Increased IC is strongly related to increased degradation of aquatic ecosystems.

Impervious surface affects the hydrology of a watershed, the geomorphology of stream beds, temperature, fish populations, macro invertebrates, microbes, algae, and macrophytes. Nutrients, toxins and sediment disrupt aquatic ecosystems and contribute to degraded water quality. The reduced stream flow and more extreme stream temperatures will stress aquatic ecosystems. The abundance and diversity of fish and macro invertebrate populations is harmed as the concentration of impervious surfaces increase.

Please do your part to preserve the look, feel, safety and environmental quality we have in Apache Shores and deny these variance requests.

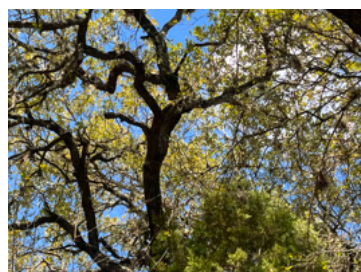
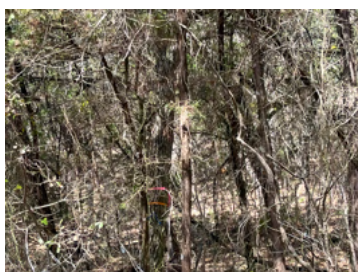
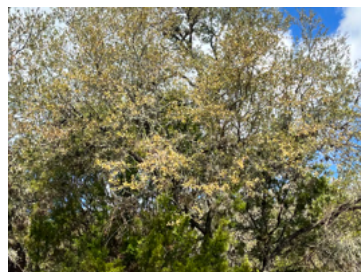
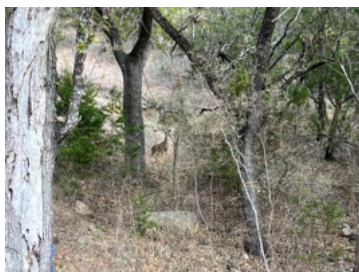
Thank you and regards,

Hilary

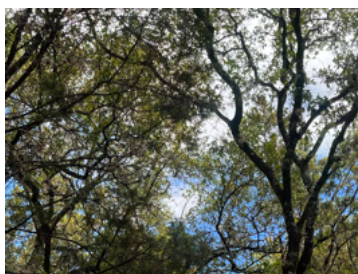
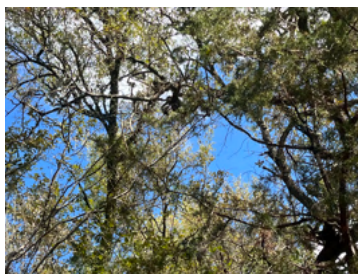
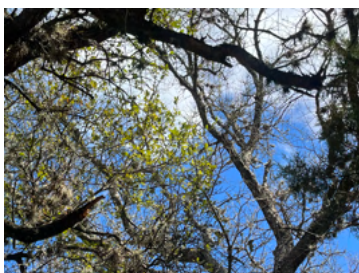
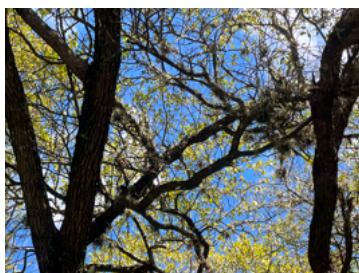
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F-1/90





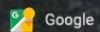




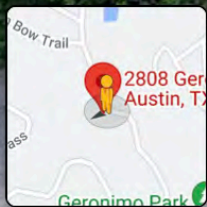
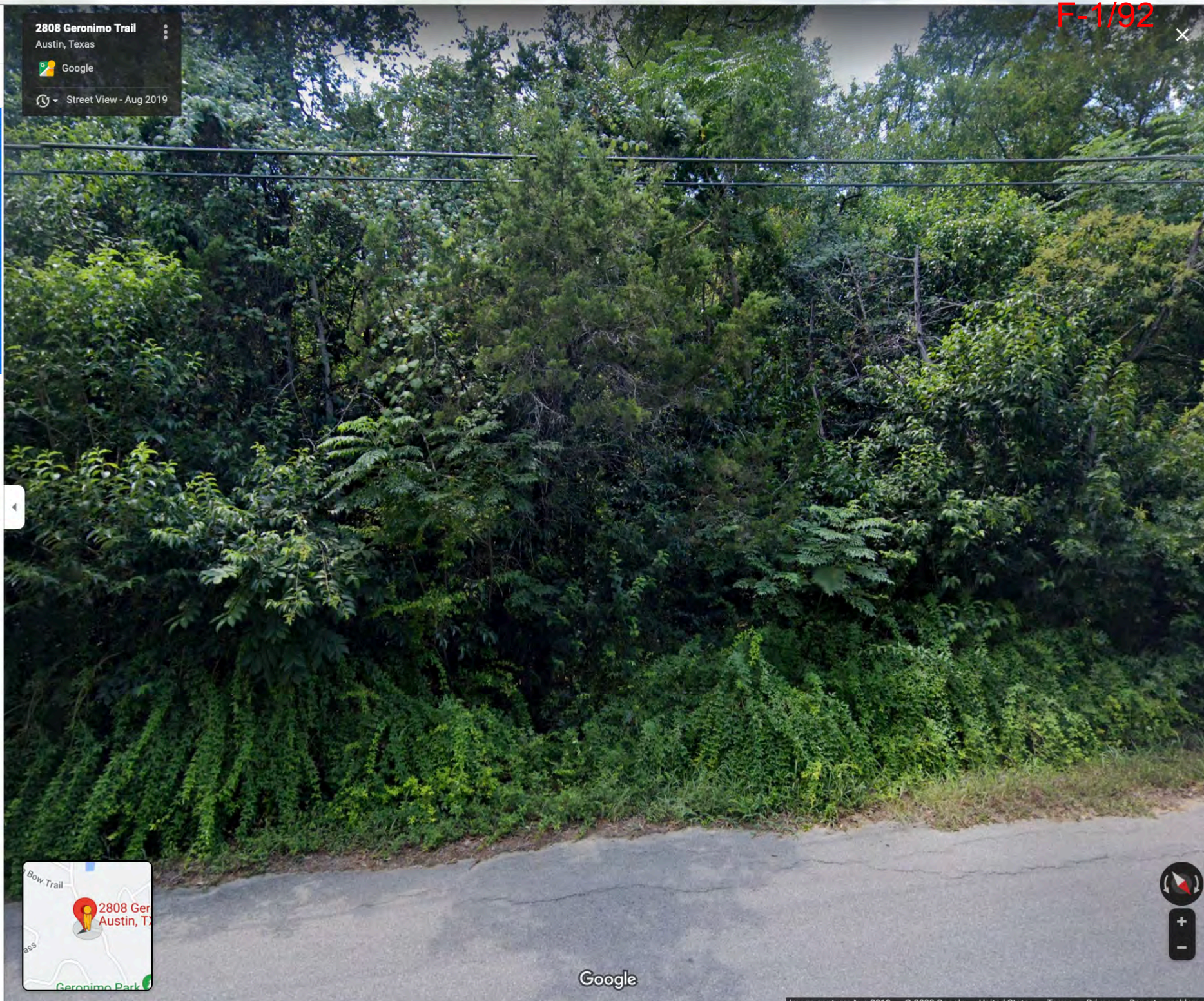
F-1/92

2808 Geronimo Trail

Austin, Texas



Street View - Aug 2019



Google



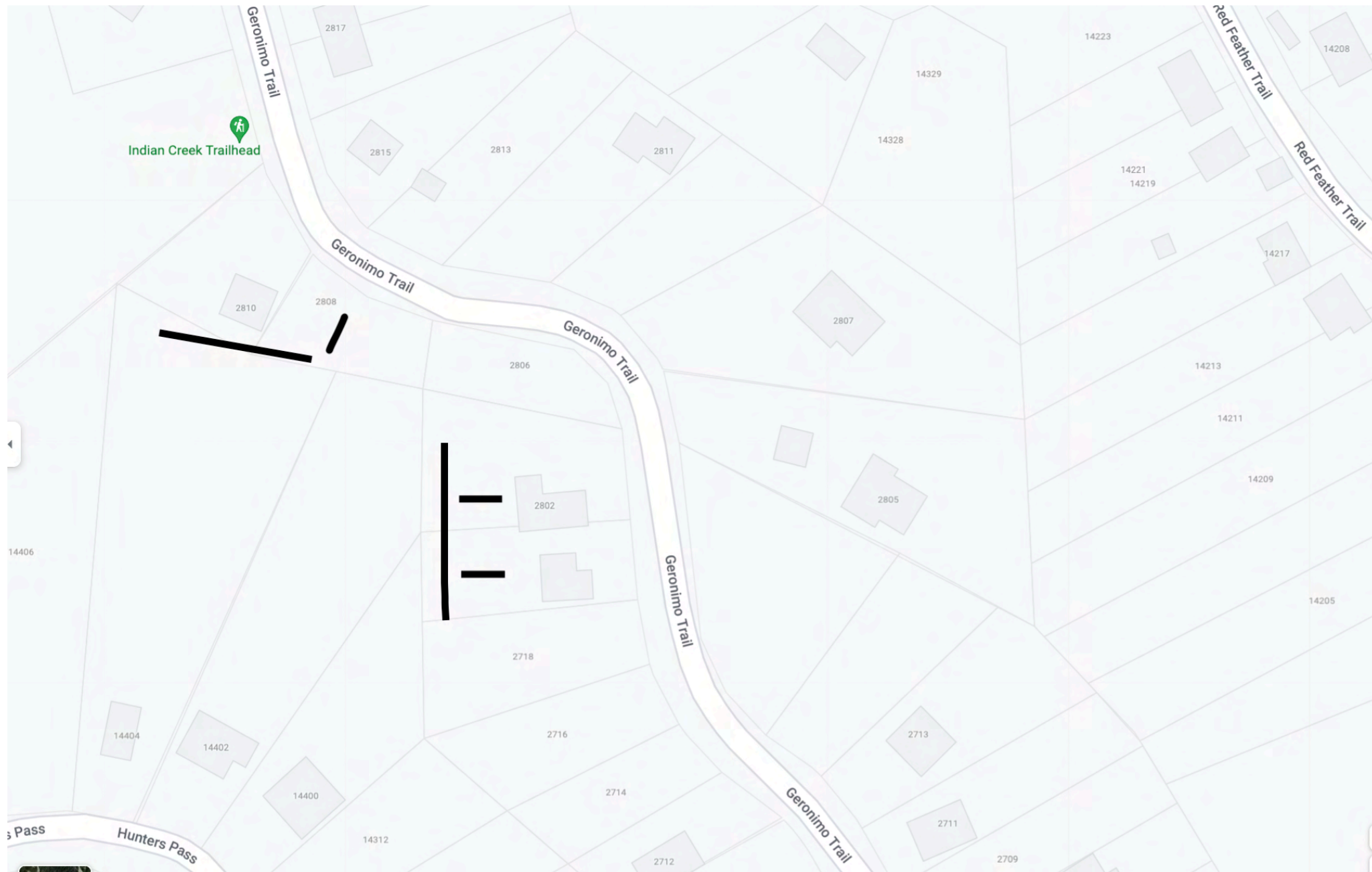


Most Visited

Other Bo









F-1/95





F-1/96





F-1/97





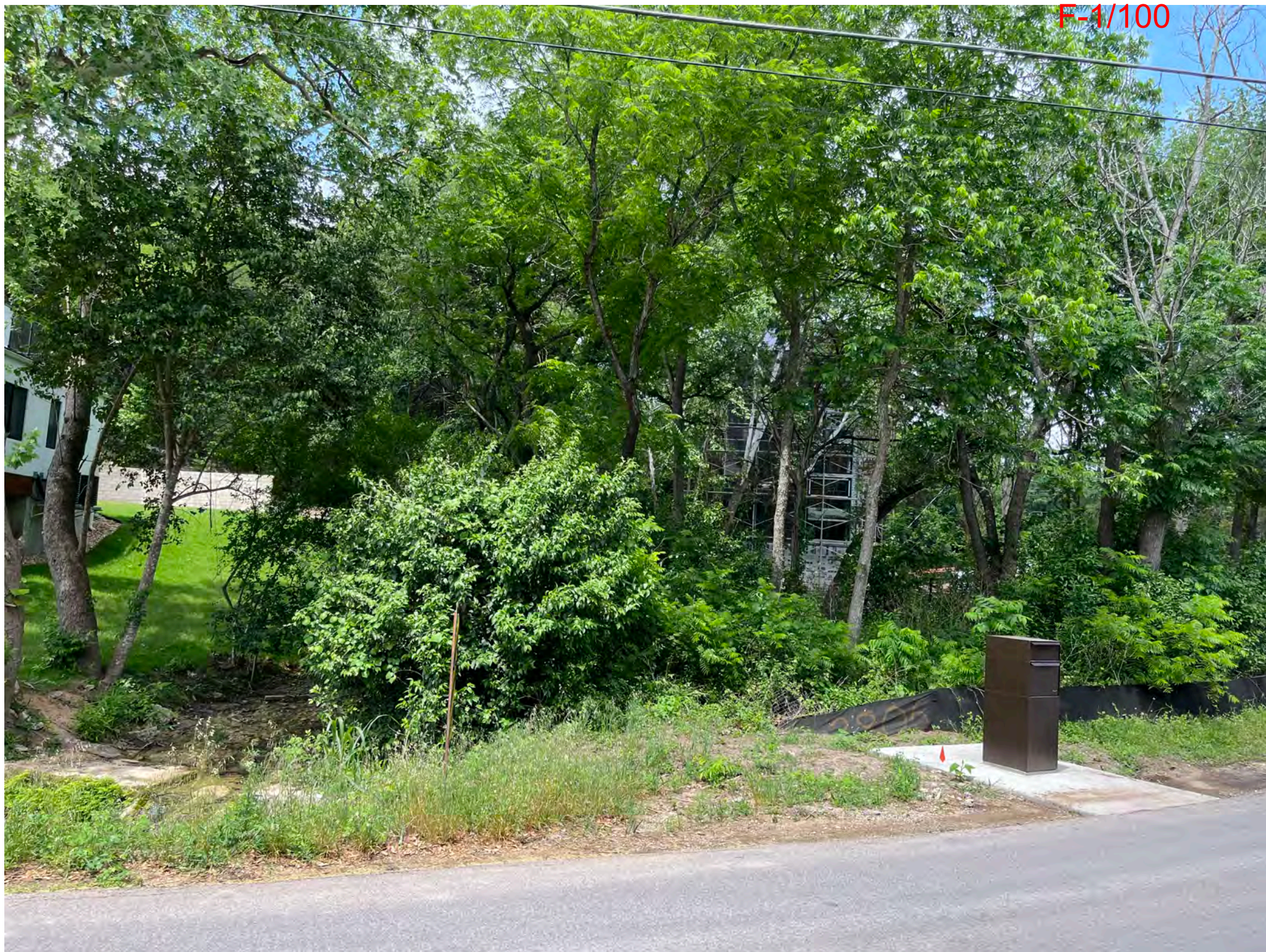
F-1/98













F-1/101





F-1/102





F-1/103





**APPLICANT: Jonathan Kaplan**

**OWNER: David Scott Kosch**

**ADDRESS: 2715 LONG BOW TRL**



Previous Owner

**2808 Geronimo Trail Austin LLC**

Dec 29, 2017

**OWNERSHIP DETAILS**

Document Number

206395

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2808 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

~~Seller~~

Blackwell Nathaniel E &amp; Jennifer M

**MORTGAGE INFORMATION**

Recording Date

Dec 29, 2017

Cash Purchase

Yes

Document Number

206395

Private Party Lender

No




[Open or Close Report Sections](#)

Previous Owner

**Art Village LLC**


Mar 17, 2021

[Show Details](#) 

Previous Owner

**2802 Geronimo Trail Austin LLC**

Dec 29, 2017

[Hide Details](#) **OWNERSHIP DETAILS**

Document Number

206394

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2802 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

~~Seller~~

Blackwell Nathaniel E &amp; Jennifer M

**MORTGAGE INFORMATION**

Recording Date

Dec 29, 2017

Private Party Lender

No

[Close This Section](#)[Jump To Top](#)



Previous Owner

**2808 Geronimo Trail Austin LLC**[Open or Close Report Sections](#)[Hide Details](#) 

Dec 29, 2017

**OWNERSHIP DETAILS**

Document Number

206395

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2808 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

---

Seller

Blackwell Nathaniel E &amp; Jennifer M

**MORTGAGE INFORMATION**

Recording Date

Dec 29, 2017

Cash Purchase

Yes

Document Number

206395

Private Party Lender

No

[Close This Section](#)[Jump To Top](#)



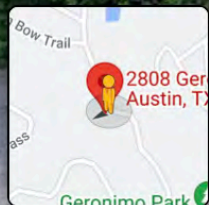
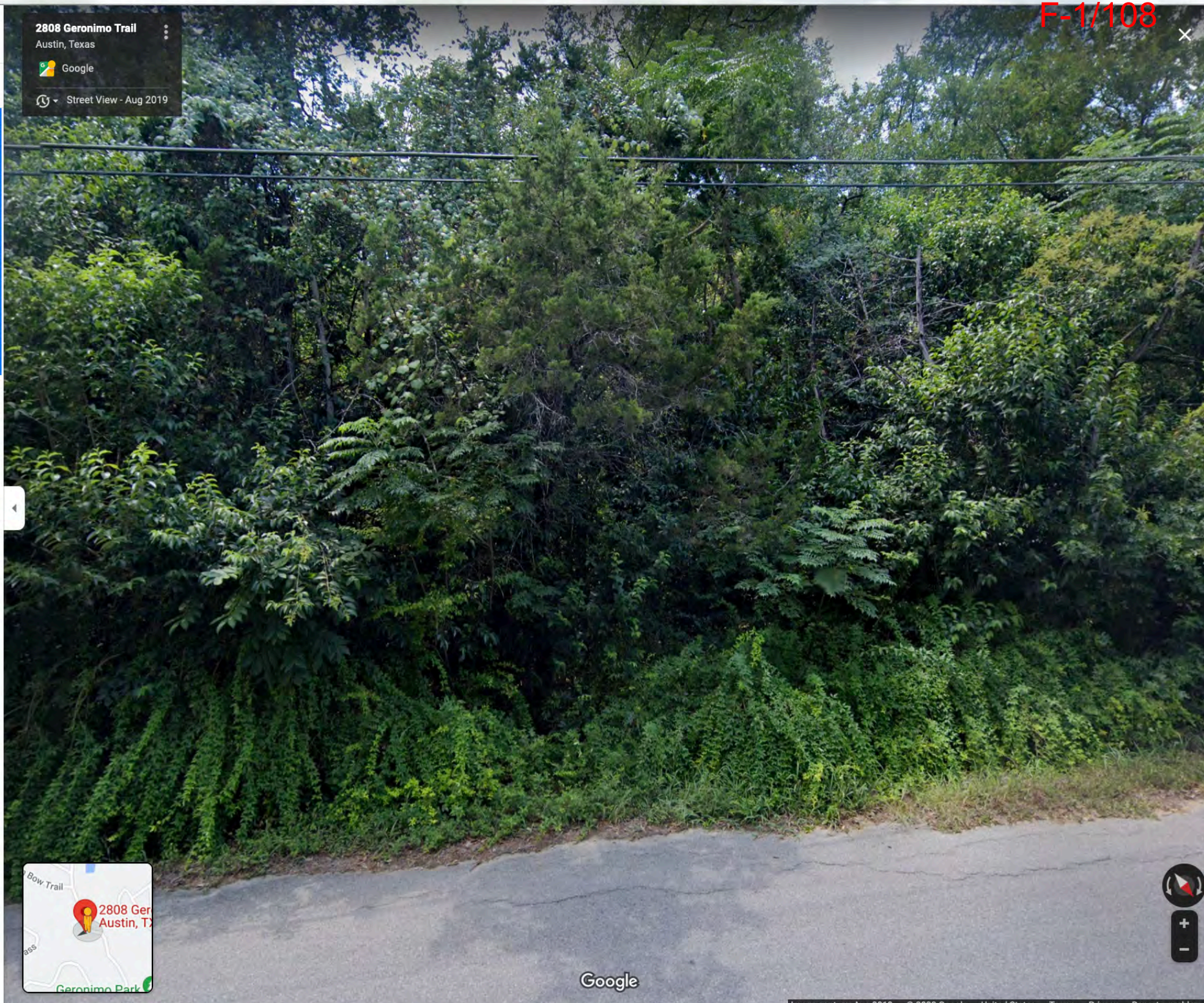
2808 Geronimo Trail

Austin, Texas



Street View - Aug 2019

F-1/108



Google





Most Visited

Other Bo





Current Owner

**2717 Long Bow Trail LLC**

Jan 10, 2017

**OWNERSHIP DETAILS**

Document Number

5077

Sale Date

Jan 10, 2017

Recording Date

Jan 10, 2017

Absentee Indicator

Situs Address Taken From Sales Transaction - Determined Absentee Owner

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

GRACY TITLE CO

Owner

2717 Long Bow Trail LLC

4307 Michaels Cv, Austin, Texas, 78746

Seller

Armstrong Murray P &amp; Rachel E

**MORTGAGE INFORMATION**

Recording Date

Jan 10, 2017

Cash Purchase

Yes

Document Number

5077

Private Party Lender

No



Jan 10, 2017

Open or Close Report Sections

**OWNERSHIP DETAILS**

Document Number

5071

Sale Date

Jan 10, 2017

Recording Date

Jan 10, 2017

Absentee Indicator

Situs Address Taken From Sales Transaction - Determined Absentee Owner Based On Zip Code and Value Property is Not Residential

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Title Company

GRACY TITLE CO

Owner

2715 Long Bow Trail LLC

4307 Michaels Cv, Austin, Texas, 78746

Seller

Armstrong Murray P &amp; Rachel E

**MORTGAGE INFORMATION**

Recording Date

Jan 10, 2017

Cash Purchase

Yes

Document Number

5071

Private Party Lender

No



Close This Section





Property Search > 146506 2717 LONG BOW TRAIL LLC

## Property | 146506

2022 ▾ Maps Print

### General Info

Status: Preliminary

#### ACCOUNT

Property ID: **146506** Agent:

Geographic ID: **0145550132**

Type: **R**

Legal: **LOT 877 APACHE SHORES SEC 2**

Description:

Property Use:

Appraisal

Notice:

#### OWNER

Name: **2717 LONG BOW TRAIL LLC**

Secondary Name:

Mailing Address: **4307 MICHAELS CV AUSTIN TX 78746-1621**

Owner ID: **1709757**

% Ownership: **100.00 %**

Exemptions: **\_\_\_\_\_**

#### LOCATION

Address: **2717 LONG BOW TRL TX 78734**

Market Area:

Market Area CD: **R4006**

Map ID: **014257**

#### PROTEST

Protest Status:

Informal Date:

Formal Date:



### Values





Property Search > 146505 2715 LONG BOW TRAIL LLC

## Property | 146505

2022 ▾ Maps Print

### General Info

Status: Preliminary

#### ACCOUNT

Property ID: **146505** Agent:  
Geographic ID: **0145550131**  
Type: **R**  
Legal: **LOT 876 APACHE SHORES SEC 2**  
Description:  
Property Use:  
Appraisal  
Notice:

#### OWNER

Name: **2715 LONG BOW TRAIL LLC**  
Secondary Name:  
Mailing Address: **4307 MICHAELS CV AUSTIN TX 78746-1621**  
Owner ID: **1709754**  
% Ownership: **100.00 %**  
Exemptions:

#### LOCATION

Address: **2715 LONG BOW TRL TX 78734**  
Market Area:  
Market Area CD: **R4006**  
Map ID: **014257**

#### PROTEST

Protest Status:  
Informal Date:  
Formal Date:



### Values








**Filing Number:** 802610825  
**Original Date of Filing:** December 26, 2016  
**Formation Date:** N/A  
**Tax ID:** 32062402774  
**Duration:** Perpetual

**Entity Type:** Domestic Limited Liability Company (LLC)  
**Entity Status:** In existence  
**FEIN:**

**Name:** 2717 Long Bow Trail, LLC  
**Address:** 4307 MICHAELS CV  
 AUSTIN, TX 78746 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name	Address				Inactive Date	
David Kosch	4307 Michaels Cove Austin, TX 78746 USA					

FILING HISTORY		NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
View Image	Document Number	Filing Type	Filing Date	Effective Date	Eff. Cond	Page Count
	705953930008	Certificate of Formation	December 26, 2016	January 1, 2017	No	2
	824088960001	Public Information Report (PIR)	December 31, 2018	July 10, 2018	No	1
	949014830001	Public Information Report (PIR)	December 31, 2019	February 21, 2020	No	1
	944849050001	Public Information Report (PIR)	December 31, 2019	February 8, 2020	No	1
	1077830770001	Public Information Report (PIR)	December 31, 2021	September 9, 2021	No	1

NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name	Name Status	Name Type	Name Inactive Date	Consent Filing #
2717 Long Bow Trail, LLC	In use	Legal		

MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name	Title	Address
July 10, 2018	DAVID S KOSCH	DIRECTOR	4307 MICHAELS CV AUSTIN, TX 78746 USA









**Filing Number:** 802610823  
**Original Date of Filing:** December 26, 2016  
**Formation Date:** N/A  
**Tax ID:** 32062402790  
**Duration:** Perpetual

**Entity Type:** Domestic Limited Liability Company (LLC)  
**Entity Status:** In existence

**FEIN:**

**Name:** 2715 Long Bow Trail, LLC  
**Address:** 4307 MICHAELS CV  
 AUSTIN, TX 78746 USA

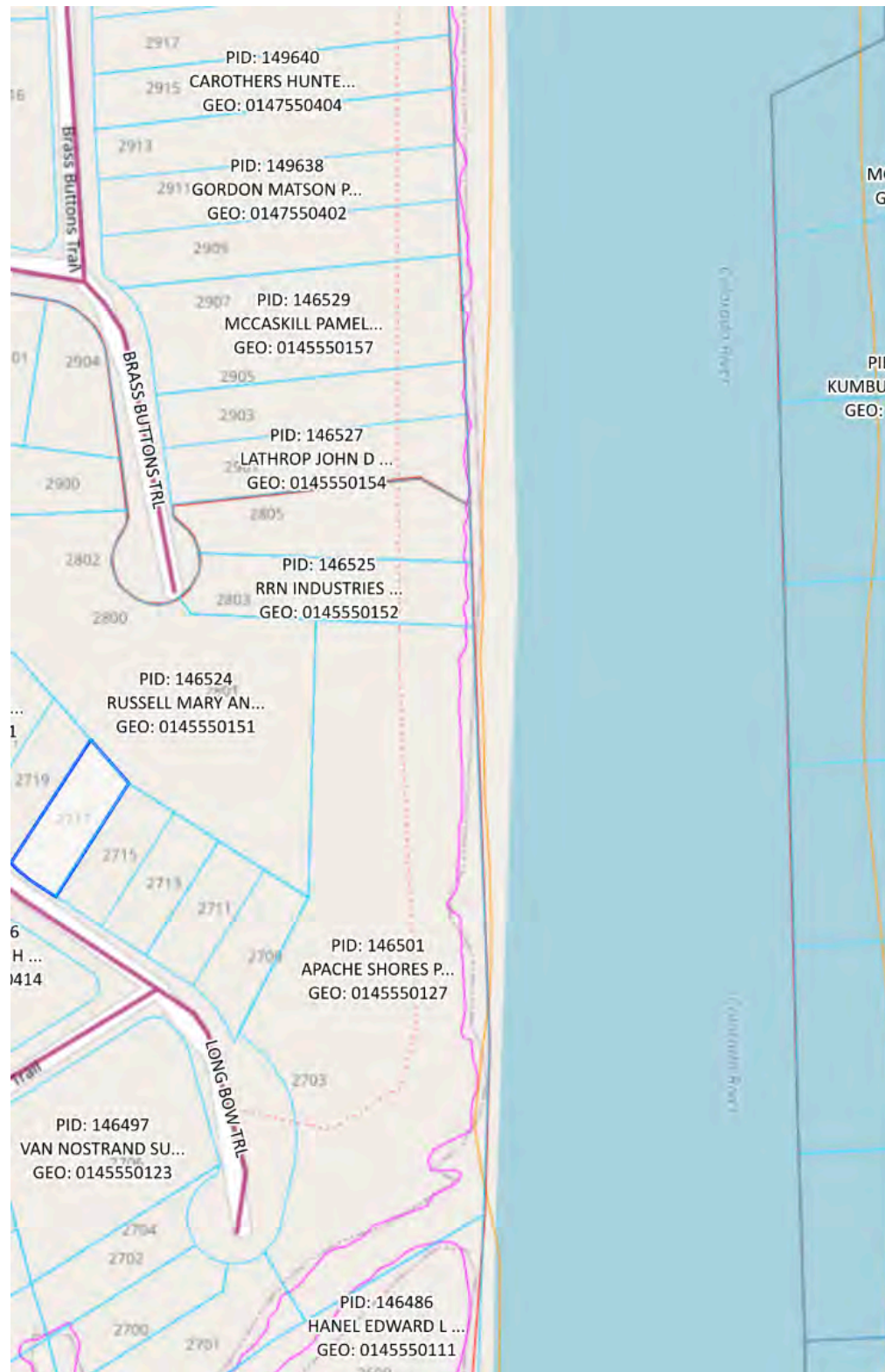
REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Name</b>		<b>Address</b>			<b>Inactive Date</b>	
David Kosch		4307 Michaels Cove Austin, TX 78746 USA				

FILING HISTORY		NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
View Image	Document Number	Filing Type	Filing Date	Effective Date	Eff. Cond	Page Count
	705953930006	Certificate of Formation	December 26, 2016	January 1, 2017	No	2
	824088970001	Public Information Report (PIR)	December 31, 2018	July 10, 2018	No	1
	951600560001	Public Information Report (PIR)	December 31, 2019	February 29, 2020	No	1
	945928400001	Public Information Report (PIR)	December 31, 2019	February 12, 2020	No	1
	1049673820001	Public Information Report (PIR)	December 31, 2020	May 9, 2021	No	1
	1105719170001	Public Information Report (PIR)	December 31, 2021	December 25, 2021	No	1

NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Name</b>	<b>Name Status</b>	<b>Name Type</b>	<b>Name Inactive Date</b>	<b>Consent Filing #</b>
2715 Long Bow Trail, LLC	In use	Legal		

MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>
July 10, 2018	DAVID S KOSCH	DIRECTOR	4307 MICHAELS CV AUSTIN, TX 78746 USA





## PROPERTY INFORMATION

Prop ID	Geo ID
<b>146506</b>	0145550132
Situs Address	
<b>2717 LONG BOW TRL TX 78734</b>	
Legal Description	
LOT 877 APACHE SHORES SEC 2	
Taxing Units	
03,07,0A,2J,52	
Market Area	Latitude
R4006	30.37830363129069
Longitude	
-97.91664852349999	

## OWNER INFORMATION

Owner Name & Mailing Address
<b>2717 LONG BOW TRAIL LLC (1709757)</b>
<b>4307 MICHAELS CV</b>
<b>AUSTIN TX 78746-1621</b>

## IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
Land Size	Type		
0.2239	Lnd Class	LAND	Ag/Tim

## ADJUSTMENTS

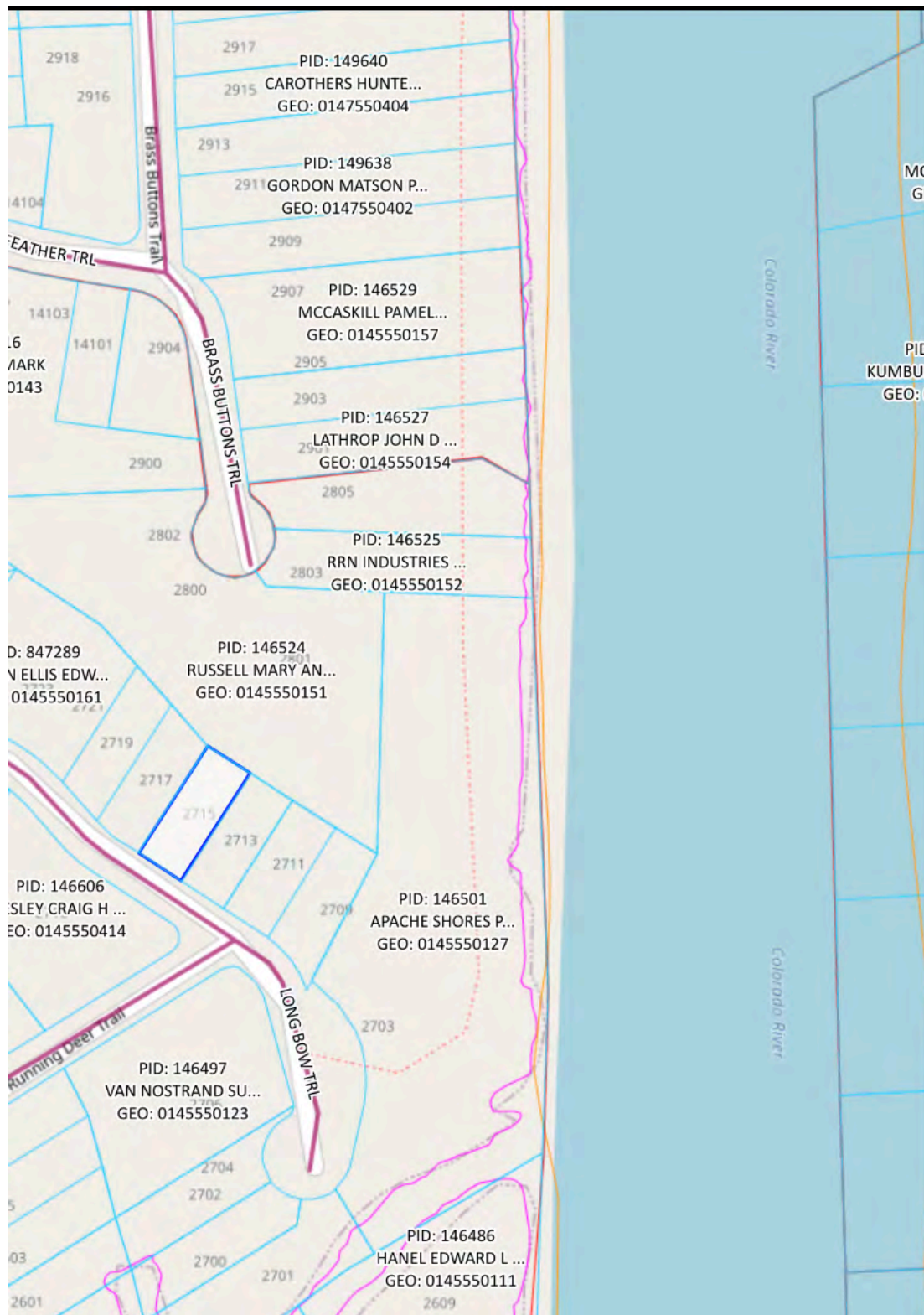
Land 1 Adj
100.000

## VALUE INFORMATION

Year Improvement	Land	Total Market
2022	0	140,000
		140,000



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## PROPERTY INFORMATION

Prop ID

146505

Geo ID



0145550131

Situs Address

2715 LONG BOW TRL TX 78734

Legal Description

LOT 876 APACHE SHORES SEC 2

Taxing Units

03,07,0A,2J,52

Market Area

R4006

Latitude

30.37819396824041

Longitude

-97.91649138

## OWNER INFORMATION

Owner Name &amp; Mailing Address

2715 LONG BOW TRAIL LLC (1709754)  
 4307 MICHAELS CV  
 AUSTIN TX 78746-1621

## IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
Land Size		Type	
0.2025	Lnd Class	LAND	Ag/Tim

## ADJUSTMENTS

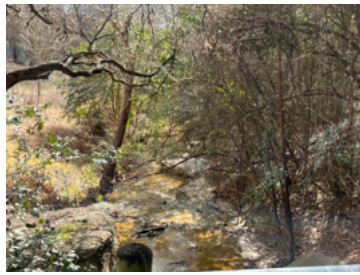
Land 1 Adj

80.000

## VALUE INFORMATION

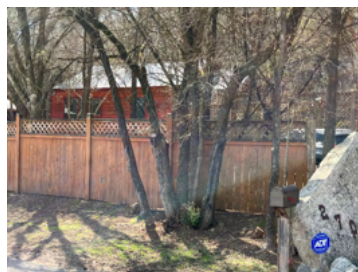
Year	Improvement	Land	Total Market
2022	0	112,000	112,000







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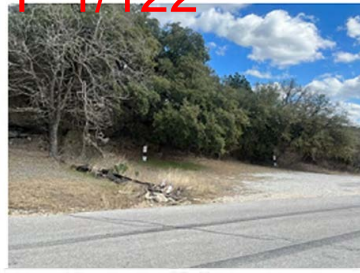


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F-1/122





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**From:** Susan Van Nostrand  
**To:** [Ramirez, Elaine](#)  
**Subject:** 2715 and 2717 Long Bow Trail Variance Request Hearing Tonight May 9th  
**Date:** Monday, May 09, 2022 12:00:02 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Hello Ms. Ramirez,

In regards to case number: G-1 C15-2022-0011 & G-2 C15-2022-0012

I live across the street from this property. I attended the last hearing and spoke in opposition to this variance exception. The variance was denied at that time. I am unable to attend tonight due to my son's baseball game. I would say the same thing I did last time. I spoke to the builder and asked for them to build something smaller that fits in the small lot. He said no, he was going to build his 1.2 million dollar three story white houses or he wouldn't make enough money. I have lived here for over 20 years and moved to this neighborhood to enjoy space, light and nature not huge three story white walls built on a tiny lot where he has to clear all the trees and cut out the mountain.

I am asking that this builder be denied to increase the impervious cover from 5% to 40%. I would plead to the board that this is wrong and the rules are in place to protect our lakes and he refused to compromise.

Respectfully,

Susan Van Nostrand  
2706 Long Bow Trail

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).