

ITEM09/1-LATE BACKUP

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: C15-2026-0040

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; **October 12th, 2026**

KAREN SONLEITNER

Your Name (please print)

1712 PASADENA DR.

Your address(es) affected by this application

Karen Sonleitner

Signature

10.06.26

Date

Daytime Telephone: CELL: [REDACTED]

Comments:

FULL COMMENTS
AND PHOTOS
IN EMAIL SENT
TO ELAINE W/
THIS FORM.

WJ

UNABLE TO ATTEND HEARING
IN PERSON OR BY ZOOM

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez, 512-974-2202

Scan & Email to: Elaine.Ramirez@austintexas.gov



Objections to Board of Adjustment application for 1703 Pasadena Drive
CASE # C15-2026-0040
OCT 12, 2026 hearing

My name is Karen Sonleitner and I have lived at 1712 Pasadena Drive since NOV 1982. That is not a typo — more than 40 years.

I know and accept that the Crestview neighborhood is changing.

However, developers and buyers need to follow the rules.

And that is certainly possible with a budget in excess of \$1.7 million just for the improvements to a lot (according to TCAD).

This application **seemingly is asking forgiveness rather than permission** and it is due to poor planning by someone.

According to TCAD, this property in 2024 used to be a 928 SF single story home on a 7755 .40 SF lot.

Now according to TCAD, it is 3217 SF with only 1 SF each set aside for a pool and spa.

Improvement #1: 1 FAM DWELLING			Improvement Value: \$ 1,739,932			Main Area: 3,217 sqft	
State Code: A1			Description: SFR			Gross Building Area: 7,033 sqft	
Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year Built	SQFT
1ST	1st Floor	R3		0	2025	2025	2,029
2ND	2nd Floor	R3		0	2025	2025	1,188
604	POOL RES CONC	R3		0	2025	2025	1
447	SPA CONCRETE	R3		0	2025	2025	1
061	CARPORT ATT 1ST	R3		0	2025	2025	341
095	HVAC RESIDENTIAL	R3		0	2025	2025	3,217
011	PORCH OPEN 1ST F	R3		0	2025	2025	190
011	PORCH OPEN 1ST F	R3		0	2025	2025	57
251	BATHROOM	R3		0	2025	2025	4
252	BEDROOMS	R3		0	2025	2025	5

Now the applicant is seeking a do-over on the F.A.R, claiming to want to enclose an attached carport into a garage.

I was perplexed by the request.

It already appears like the conversion, in initial form, already has taken place. The embedded photos were taken today, 10.06.26, and as you can see there already is an installed garage door.

The side is enclosed — clearly not permanent, but the goal is still reached “fencing in” the side. It is a garage, not a carport, by anyone wanting to use common definitions.





STOP IT.

This is not a hardship by any definition. If the only answer is they can't have a solid wall on the side, so be it. Or figure out another way to comply with the existing F.A.R.

I also object to the fact that the applicants no longer have the NOTICE sign in front of their home that alerts neighbors as to what is going on.





We had some heavy rains and wind last week and the sign fell apart days ago. There was zero effort to re-attach the sign.

I'm used to making repairs on my political yard signs with soggy weather. It takes no time to get out a stapler and fix it.

If the applicants wanted a home with a proper attached garage, they perhaps should have bought a different one from Paradisa Builders.

There's plenty of new construction underway right now in Crestview.

Thank you for listening,

Karen Sonleitner

1712 Pasadena Drive since 1982



From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Comments on Case #C15-20226-0040
Date: Friday, October 9, 2026 2:16:32 PM
Attachments: [1703 Pasadena Dr. garage side.jpeg](#)
[1703 Pasadena Dr. house.pdf](#)
[1703 Pasadena Violation Notice 26 001218-1.pdf](#)
[Garage conversion app - 1703 Pasadena Dr.pdf](#)

External Email - Exercise Caution

Hi Elaine,

Please forward the following comments and four attachments to the Board members. It has been stressful trying to navigate this process, and I appreciate your help.

Susan

Date: October 9, 2026
To: Austin Board of Adjustment
Subject: Opposition to Variance Request — Case No: C15-2026-0040
Hearing Date: October 12, 2026

Dear Members of the Board,

The applicant's address is 1703 Pasadena Dr., Austin 78757, and I live directly west of their house at 1705 Pasadena Dr. I encourage you to deny the variance request for the following reasons.

1. The applicant claims that their house currently has a carport that they want to convert to a garage. That is not accurate because the house currently has a garage, not a carport. On January 6, 2026, the city issued a violation to the contractor, Paradisa, for the conversion of a carport to a garage without a permit. The violation notice is attached below. Construction of the house was completed in October 2025, and the garage was part of the initial construction. It was not altered between October 2025 and January 2026, and there was never a carport.

The applicant was allowed to exceed the McMansion Ordinance requirement of 40% FAR by up to 450 sq. ft. by claiming that they were going to build a carport instead of a garage. The garage has an automatic garage door, two other solid concrete walls, a roof, and one wall that is made of wood planks that are close together. In one of the attached photos, the garage is on the right, flanked by two light fixtures. The other photo shows the wall that has closely placed wood planks.

After the violation notice, the applicants applied for a retroactive permit to convert a carport to a garage, but their application has not been approved. Now they are applying to you to receive additional FAR to make the pre-existing garage legal and possibly to replace the fourth wall with concrete. I contacted the staff person who is responsible for reviewing the permit, and he said that if the additional square footage is not approved, he will pursue other options with the applicant.

According to the Land Development Code Subchapter F, Article 3, Section 3.3 [Gross Floor Area](#), up to 450 feet may be excluded from the Gross Floor Area calculation for:

"3. A parking area that is open on two or more sides, if:

- i. it does not have habitable space above it; and
- ii. 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."

The wall with wood planks is not unobstructed for at least 80% of the area. Therefore, the parking area has no open walls, and it should not have received an exemption from the 40% FAR requirement.

2. Their property is flat and does not include any physical constraints that would justify an exception to complying with existing regulations.

3. The applicant built a large, 3,800 sq. ft., two-story house that extends to the edges of the lot. They claim they are at a disadvantage compared with neighbors who have a garage, but those other houses are in compliance with the 40% FAR limitation. The applicant wants special treatment for a garage, but they could have taken that square footage out of the living area.

According to the permit application, the applicant received two additional exemptions from the McMansion Ordinance. The total square footage, including the garage and the other two exemptions, is 3,828 sq. ft. Divide that by the lot area of 7,399 sq. ft., and it comes to 0.52, or 52%, the actual FAR for the house. The applicant's claim that the house is moderately-sized is not accurate.

4. The large two-story house looms over the house where I live and reduces the light and air flow that was there before. The garage wall is about 14 feet from my bedroom window. If they were to fill that fourth wall with concrete, it would add to the bulk of the house.

5. The justifications for the variance request that they provide are not reasonable. Because of the enclosed nature of the current structure, the vehicle is not exposed to the weather, and the chance of theft is small because of the automatic garage door that locks. They should not be granted additional FAR for purely aesthetic reasons.

The applicants claimed that they were building a carport and received an additional square footage allocation as a result. They built a garage instead. They should not be granted any additional square footage at this time. Approving the variance request would send the message to the contractors that using this type of underhanded practice is acceptable. I encourage you to deny the variance request.

Sincerely,
Susan Pantell

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please

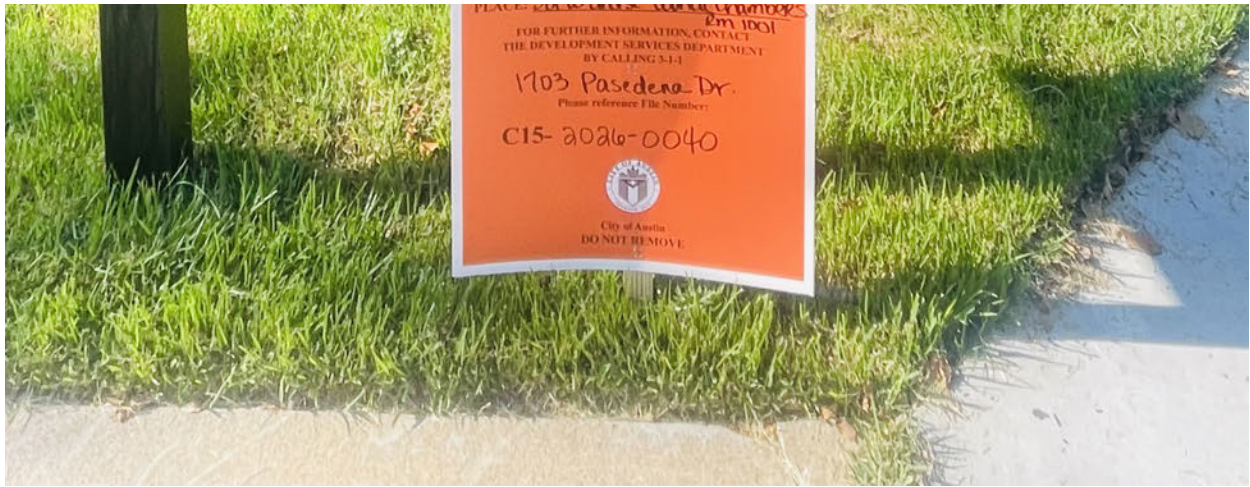


From: [Clara Santos](#)
To: [Clara Santos](#)
Subject: 0945
Date: Tuesday, September 20, 2026 7:26:11 AM

External Email - Exercise Caution

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook. For any additional questions or concerns, contact CSIRT at "cybersecurity@ustintexas.gov".





Sent from my iPhone



City of Austin

P.O. Box 1088, Austin, TX, 78767

ITEM09/11-LATE BACKUP

NOTICE OF VIOLATION

Case Number: CV-2026-001218

via Certified Mail #9589 0710 5270 2708 5886 72

January 6, 2026

PARADISA HOMES LLC
7427 N LAMAR BLVD STE 101
AUSTIN TX 78752 2358

RE: 1703 PASADENA DR AUSTIN TX 78757
Locally known as 1703 PASADENA DR AUSTIN TX 78757
Legally described as LOT 17 BLK J CRESTVIEW ADDN SEC 3
Zoned as SF-3-NP
Parcel Number 0235081305

Dear PARADISA HOMES LLC:

The City of Austin Development Services Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at 512-964-5585 or kenneth.nettle@austintexas.gov. Please reference **case number** CV-2026-001218. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact DSD Code Connect line at (512) 974-CODE (2633) or DSDCodeConnect@austintexas.gov.

Para obtener más información, llame al 512-964-5585 o envíe un correo electrónico a kenneth.nettle@austintexas.gov. Por favor, consulte **caso número** CV-2026-001218. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con DSD Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico DSDCodeConnect@austintexas.gov.

Sincerely,

Kenneth Nettle, Austin Code Inspector City of Austin Development Services Department



For assistance, contact:

512-974-CODE (2633)

DSDCodeConnect@austintexas.gov

Date of Notice: January 6, 2026

Code Officer: Kenneth Nettle

Case Number: CV-2026-001218

Property Address: 1703 PASADENA DR AUSTIN TX 78757
Locally known as 1703 PASADENA DR AUSTIN TX 78757
Zoned as SF-3-NP

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: STRUCTURE MAINTENANCE

Austin City Code Section: Obtain Permit (§301.4)

Description of Violation: After receiving written notice that an activity was conducted on the premises without the appropriate permit, an owner must obtain a permit for the activity that was conducted without the appropriate permit.

Date Observed: 01/06/2026

Timeframe to Comply: 30 Day(s)

Recommended Resolution: The carport was change into a garage which also changes the sq footage. A permit is needed or restored to original design of the plan.

Notes: If the corrective action requires a permit the permit is issued by the Development Services Department. For resources and contact information, please visit www.austintexas.gov/dsd or call 311.

An inspection on any required permits will need to be conducted before the above code violation(s) can be closed. Please visit www.austintexas.gov/page/building-inspections or call 311 for information on how to schedule an inspection.

Appeal: Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain **all** of the following information:

- a brief statement as to why the violation is being appealed
- any facts that support the appeal
- a description of the relief sought
- the reasons why the appealed notice or action should be reversed, changed, or set aside
- the name and address of the appellant

An appeal may be delivered in person to our office located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **Building and Standards Commission, c/o Development Services Department Code Compliance, P.O. Box 1088 Austin, Texas 78767.**

Violation Type: LAND USE

Austin City Code Section: Building Permit Requirement (§25-12-241 [2021 IRC R105.1])

Description of Violation: Residential construction performed without required permit(s).

Date Observed: 01/06/2026

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Obtain permit for carport conversion to garage.

Notes: For permit violations, if the corrective action requires a permit, the permit is issued by the Development Services Department. For resources and contact information, please visit www.austintexas.gov/dsd or call 311.

Permit violations require the permit(s) to be issued and all required inspections to be completed to attain compliance.

IMPORTANT INFORMATION

Failure to Correct

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.
- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

Ownership Information

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Development Services Department office no later than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at www.austintexas.gov/code-resources, or at the office at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752. The completed affidavit should be mailed to: **City of Austin Development Services Department, P.O. Box 1088, Austin, Texas 78767.**

Complaints

You may file a written complaint or commendation regarding a Development Services Department Code Compliance Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**



Garage Conversion and Carport/Porch Enclosure Permit Application

DevelopmentATX.com | Phone: 311 (or 512 974 2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

Download application before entering information.

Criteria for this Application:	
This application may only be used for converting the following into interior space: - Legally established garages - Legally established carports - Legally established porches The following is NOT PERMITTED with this application: - A change of use for the property. (If the property is currently single-family, the property must remain single-family. This permit does not allow for the creation of a duplex or any additional dwelling unit) - If intending to create an additional dwelling unit, please apply using the Residential New Construction and Addition Application. - An increase or modification to the building footprint or to the building height. - Any proposed interior remodel work outside of the existing garage/carport/porch area requires the submission of an Interior Remodel permit application in addition to this permit application.	
Property Information	
Project Address: 1703 Pasadena Dr	
Legal Description: Lot 17 Block J Crestview Addition Sec 3	
Zoning District: SF-3,NP	Lot Area (sq ft): 7,399.00
Neighborhood Plan Area (if applicable): Crestview	Historic District (if applicable):
If there is a Neighborhood Plan, does it include Garage Placement? ☒ Y ☐ N	
Required Reviews	
Does project have a Green Building requirement? (If yes, attach signed conditional approval letter from Austin Energy Green Building.) Y ☒ N	
Is this site within an Airport Overlay Zone ? Y ☒ N (If yes, approval through Aviation is required.)	Does this site have a septic system ? Y ☒ N (If yes, submit a copy of approved septic permit. OSSF review required)
Will the structure exceed 3,600 square feet total under roof? ☒ Y ☐ N (If yes, Fire review is required.)	Is this property within 200 feet of a hazardous pipeline ? Y ☒ N (If yes, Fire review is required.)
Is this property within 100 feet of the 100-year floodplain ? (Proximity to floodplain may require additional review time.) Y ☒ N	
Are there trees 19" or greater in diameter on/adjacent to the property? ☒ Y ☐ N If yes, how many? <u>3</u> (Provide plans with a tree survey, tree review required.)	
Was there a pre-development consultation for the Tree Review? Y ☒ N	Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal ✓ None/Uncertain
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ☒ Y ☐ N	
Does this site have a Board of Adjustment (BOA) variance? Y ☒ N Case # _____ (if applicable) If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Description of Work	
The proposed work is to convert/enclose a (choose all that apply): Garage ☒ Carport ☐ Porch ☐	
Will Total Completed Building Area > 5,000 sq ft? Y ☒ N (If yes, construction material recycling is required per LDC 25-11-39.)	
Use of Property: ☒ single-family residential duplex residential two-unit residential other: _____	
The garage/carport is: ☒ attached detached	
Is this structure 45 years or older per records of the Travis Central Appraisal District (TCAD), contributing to a National Register historic district, or zoned H for historic landmarks or HD for properties in locally designated historic districts? Y ☒ N Historic review required: Provide photos of each side of structure. One photo must show the entire elevation visible from the street. Photos must be two megapixels (1200 x 1600 pixels) or larger.	

# existing bedrooms: 5	# bedrooms upon completion: 5	# baths existing: 4.0	# baths upon completion: 4.0			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)						
Enclose open wall of carport and add an overhead door on front of the 1 car carport opening. No utility changes						
Circle if the conversion/enclosure will include: electric plumbing mechanical (HVAC) concrete (R.O.W.)						
Job Valuation – For Properties in a Floodplain Only						
Total Job Valuation: \$ <u>0</u>		Amount for Dwelling Unit(s): \$ _____ Elec: ☐ Y ☐ N Plmbg: ☐ Y ☐ N Mech: ☐ Y ☐ N				
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.		Amount for Accessory Structure: \$ _____ Elec: ☐ Y ☐ N Plmbg: ☐ Y ☐ N Mech: ☐ Y ☐ N				
Site Development Information						
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	2,036		0		2,036	0
b) 2 nd Floor conditioned area	923		0		923	0
c) 3 rd Floor conditioned area	1,201		0		1,201	0
d) Basement					0	0
e) Covered parking (garage or carport)	344		0		344	0
f) Covered patio, deck, porch, and/or balcony area(s)	247		0		247	0
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
Total Building Area (total a through h)	4,751	0	0	0	4,751	0
i) Remodeled Floor Area, excluding Addition/New Construction					0	0
Setbacks						
Are any existing structures on this site non-compliant based on a yard setback requirement? (LDC 25-2-492)					Y	■ N
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)					Y	■ N
If the front porch is proposed to be enclosed, does it encroach into the required front setback?					Y	■ N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3* or 25-2-778)					Y	■ N
*applicable to single-family residential use only						
Parking # of spaces provided: <u>2.0</u>						
Right-of-Way Information						
Is a sidewalk required for the proposed construction? (LDC 25-6-353)					Y	■ N
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.						
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?					Y	■ N
Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft						
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property?					Y	■ N
(If yes, drainage review is required)						

Subchapter F (for single-family residential use)**Gross Floor Area**

This section is only required for single-family residential 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 sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 st Floor	2,036				2,036.00
2 nd Floor	923				923.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch ¹ (check article utilized)	247		☐ Full Porch sq. ft. (3.3.3.A) ☐ 200 sq. ft. (3.3.3 A 2)	247	0.00
Basement ⁴			Must follow article 3.3.3B, see note below		0.00
Attic ⁵	278		Must follow article 3.3.3C, see note below	278	0.00
Garage ² (check article utilized)	Attached		☐ 200 sq. ft. (3.3.2 B 1)		0.00
	Detached		☐ 450 sq. ft. (3.3.2 A 1 / 2a) ☐ 200 sq. ft. (3.3.2 B 2a / 2b)		0.00
Carport ² : (check article utilized)	Attached	344	☒ 450 sq. ft. (3.3.2 A 3) ☐ 200 sq. ft. (3.3.2 B 1) ³	344	0.00
	Detached		☐ 450 sq. ft. (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	3,828	0	TOTAL GROSS FLOOR AREA		2,959.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 40 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ☒ N

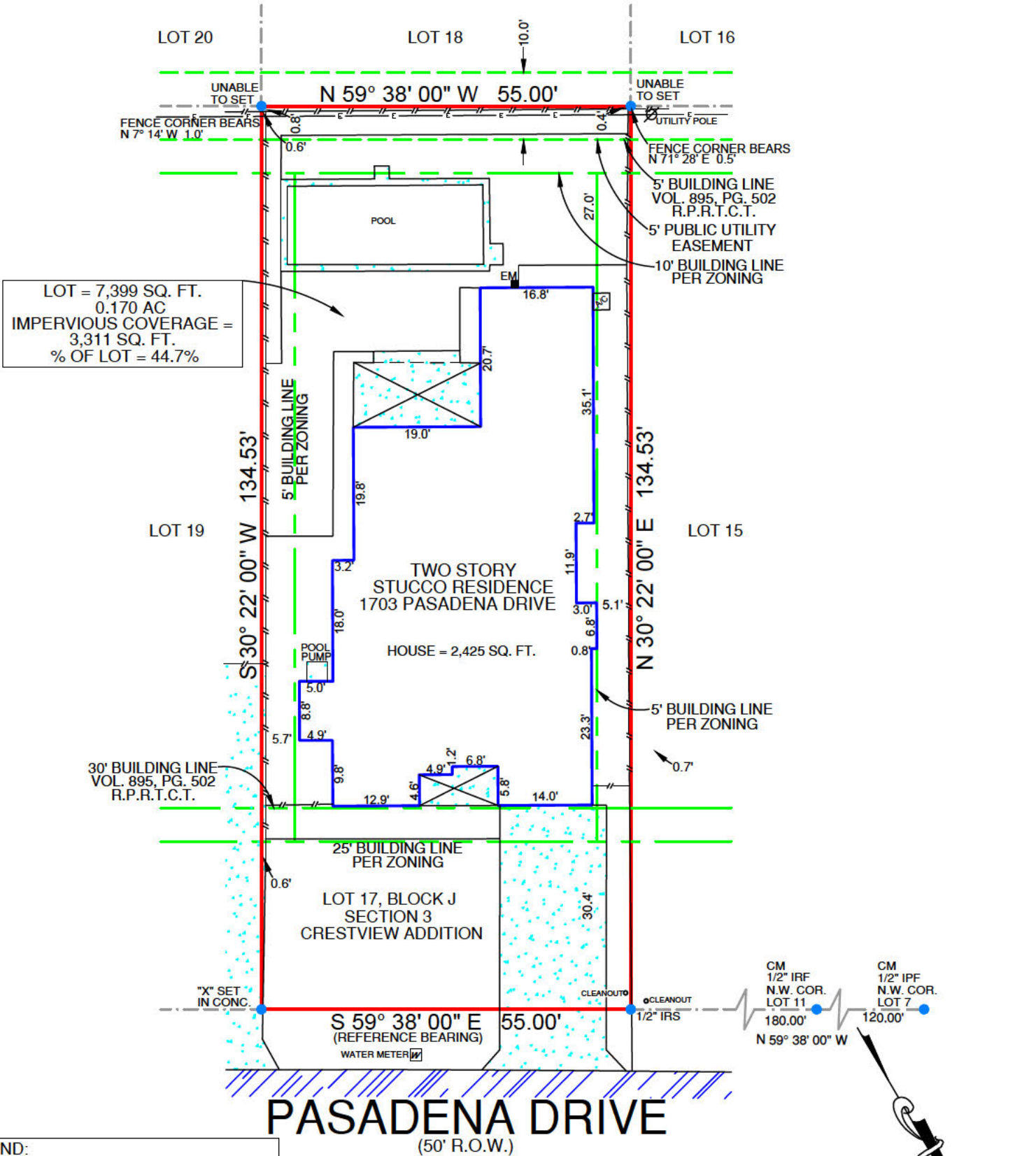
(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ☒ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

- 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.
- Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."
- Ordinance article 3.3.2 B 1** is 200 sq. ft. exemption may be combined with a 450 sq. ft. exemption. Otherwise only one 450 exemption or one 200 sq. ft. exemption may be taken.
- 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 over 5 feet has a ceiling height of seven feet or less.

Contact Information			
Owner	ERIC J EXELBERT	Applicant/Agent	Paradisa Homes
Mailing Address	1703 Pasadena Drive, Austin, TX 78758	Mailing Address	
Phone	[REDACTED]	Phone	[REDACTED]
Email	[REDACTED]	Email	[REDACTED] om
General Contractor	Paradisa Homes	Design Professional	
Mailing Address	7427 N Lamar Blvd #101	Mailing Address	
Phone	[REDACTED]	Phone	
Email	[REDACTED]	Email	
Authorization			
☒ 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 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. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines. ☒ I agree that this application is good for twelve (12) months after the date it is filed, and will expire if not approved for compliance within that time frame. If the application expires, a new submittal will be required and compliance with current code may be required. A one-time extension may be granted if requested in writing prior to the application expiration date. ☒ 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. ☒ Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day. ☒ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf. ☒ I have checked for any property-specific information that may affect the review and/or construction of this project, including but not limited to: any subdivision notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or other requirements specific to proposed development on this property (collectively, the "Property Information"), located at: <u>1703 Pasadena Dr</u>. ☒ I understand that the review of this project by the City of Austin will not include a review of any private restrictive covenants or deed restrictions that may apply to this property. ☒ I am responsible for any conflicts between the Property Information and the request submitted to the City of Austin. I further acknowledge that I understand the implications of use and/or development restrictions that are a result of the Property Information. Additionally, I understand that the issuance of a City permit for this project does not affect the enforceability of any private restrictive covenants applicable to the property. ☒ I understand that if requested I must provide copies of any and all of the Property Information that may apply to this property.			
Owner's name & signature: <u>ERIC J EXELBERT</u>		Date: <u>1/14/2026</u>	
Applicant's name & signature: _____		Date: _____	
General Contractor's name & signature: _____		Date: _____	



LEGEND:

—x—x—

BARBWIRE FENCE

—o—o—

CHAINLINK FENCE

—□—□—

WROUGHT IRON FENCE

—//—//—

WOOD FENCE

—v—v—

VINYL FENCE

—E—E—

ELECTRIC LINE

GM - GAS METER

EM - ELECTRIC METER

IPF - IRON PIPE FOUND

IRS - IRON ROD SET WITH "PREMIER" CAP

IRF - IRON ROD FOUND

CM - CONTROLLING MONUMENT

ASPHALT

CONCRETE

GRAVEL

TILE

WOOD

BRICK

STONE

(WOOD) RAILROAD TIE

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

CM
1/2" IRF
N.W. COR.
LOT 11

CM
1/2" IPF
N.W. COR.
LOT 7

180.00'

120.00'

N 59° 38' 00" W

0'

10'

20'

40'

SCALE: 1"= 20'

LEGAL DESCRIPTION:
BEING LOT 17, BLOCK J, SECTION 3, OF CRESTVIEW ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH AV
FIELD JT

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0455 J, DATED JANUARY 6, 2016.

DATE: 09/17/2025 JOB NO.: 25-00791F
FIELD: 09/17/2025

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor

1703 PASADENA DRIVE, AUSTIN, TX 78757
LOT 17, BLOCK J, SECTION 3, CRESTVIEW ADDITION

Premier
Surveying LLC

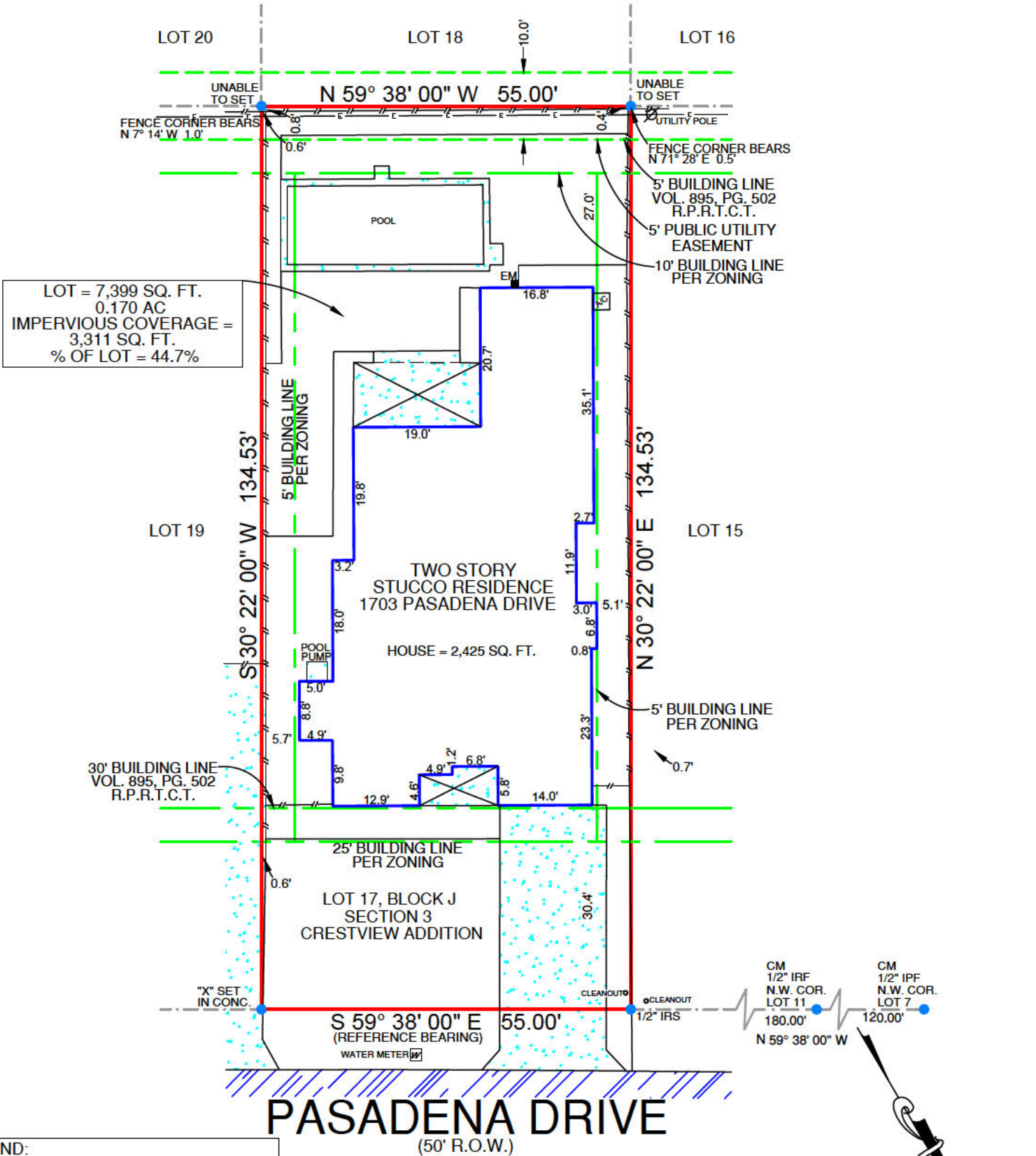
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____
ACCEPTED BY: _____



Premier
Surveying LLC

5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200



LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT	
—o—o—	CHAINLINK FENCE	CONCRETE	
—□—□—	WROUGHT IRON FENCE	GRAVEL	
—//—//—	WOOD FENCE	TILE	
—v—v—	VINYL FENCE	WOOD	
—E—E—	ELECTRIC LINE	BRICK	
GM	GAS METER	STONE	
EM	ELECTRIC METER	(WOOD) RAILROAD TIE	
IPF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:
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LEGAL DESCRIPTION:
BEING LOT 17, BLOCK J, SECTION 3, OF CRESTVIEW ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

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TECH	AV
FIELD	JT

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DATE: 09/17/2025 JOB NO.: 25-00791F
FIELD: 09/17/2025

1703 PASADENA DRIVE, AUSTIN, TX 78757
LOT 17, BLOCK J, SECTION 3, CRESTVIEW ADDITION



Premier Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com



DATE: _____
ACCEPTED BY: _____

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Plano, Texas 75093
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Fax: 972-964-7021
Firm Registration No. 10146200

