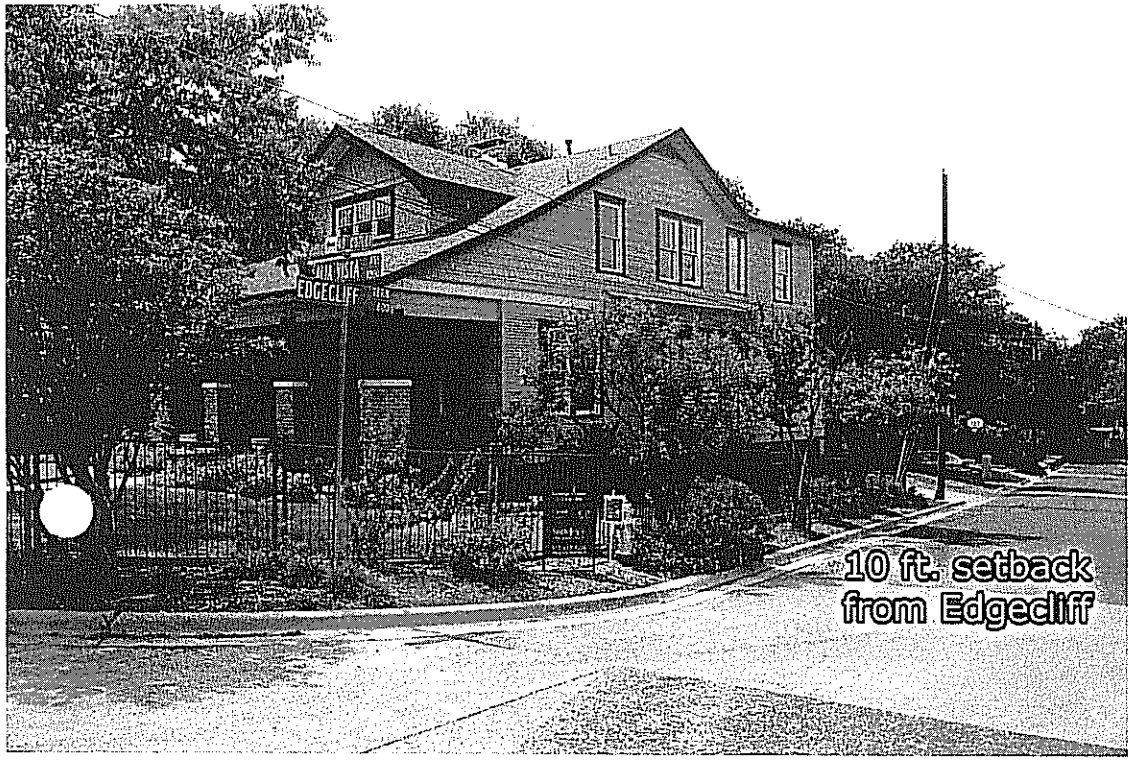
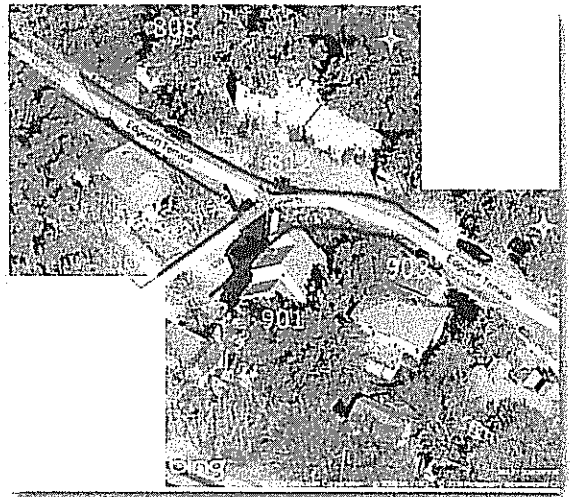
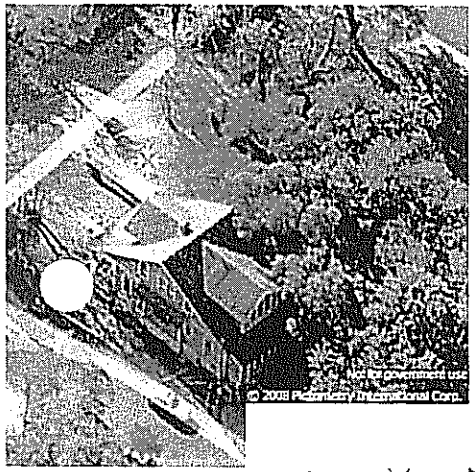
One of Four
Closest

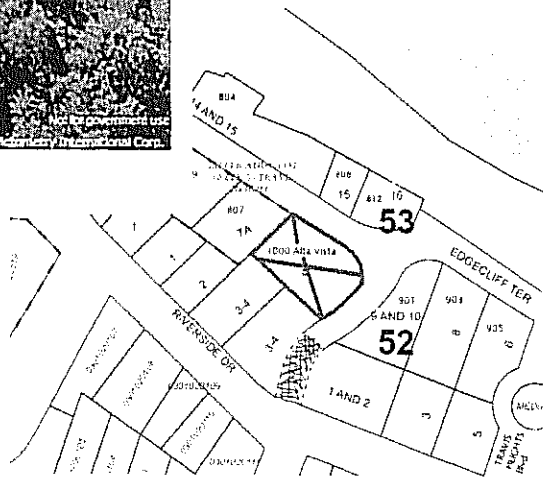
1000 Alta Vista

LOT: 6,720; House: **3,374**; FAR: 50%







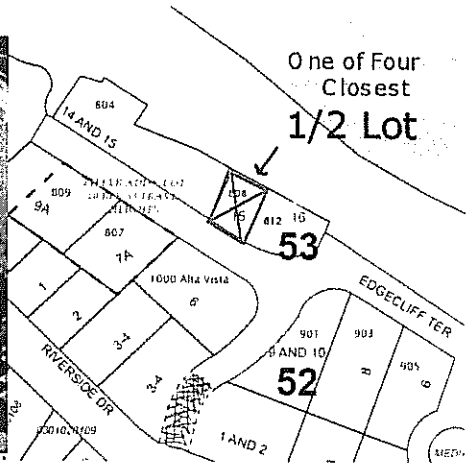


901

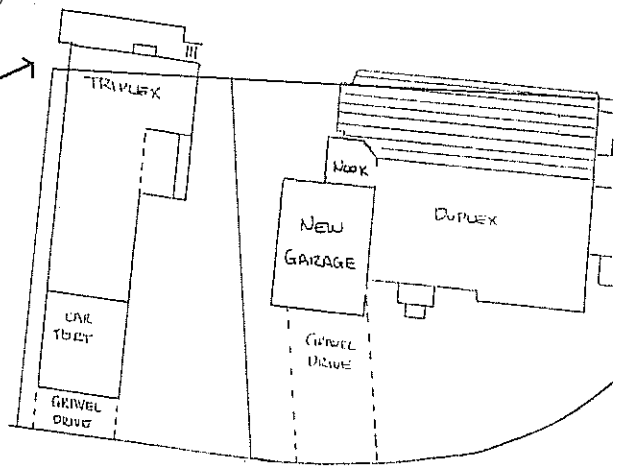






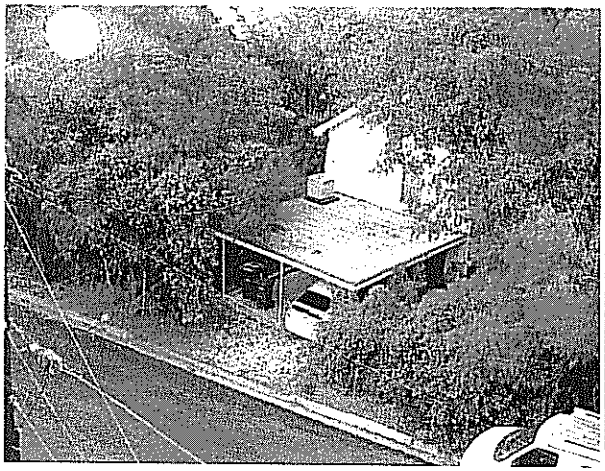


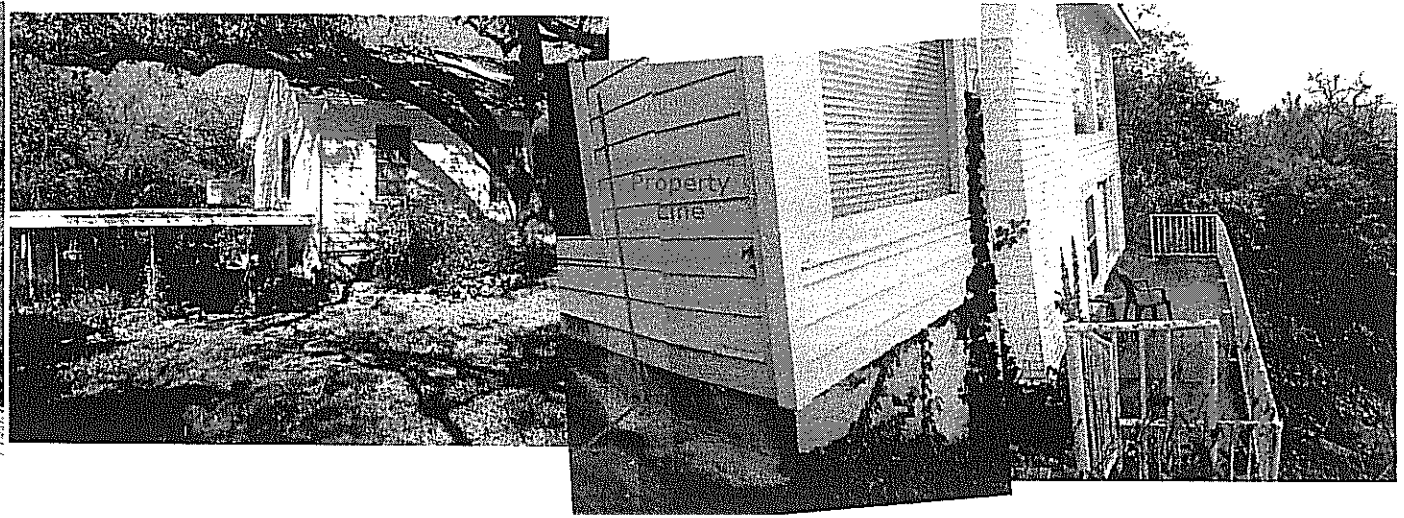
House
Extends
Beyond
Lot Line

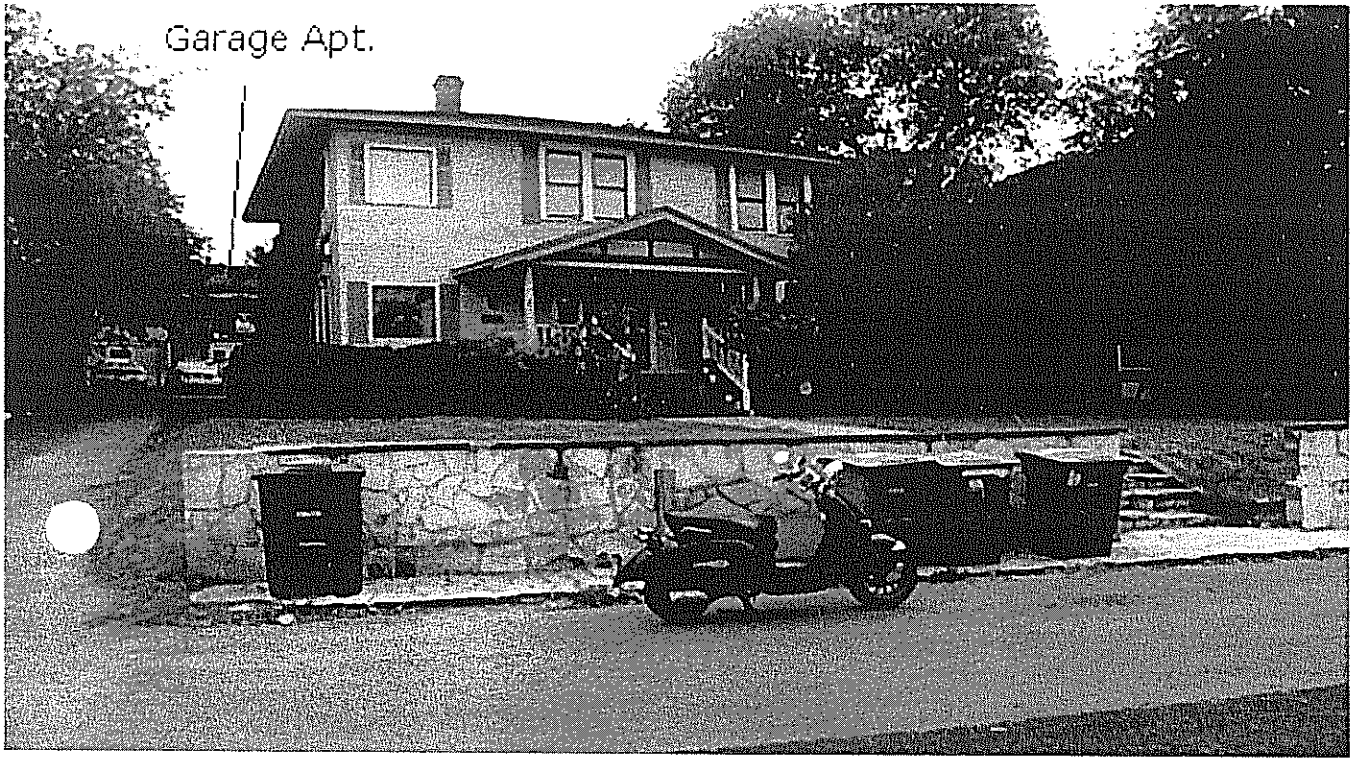


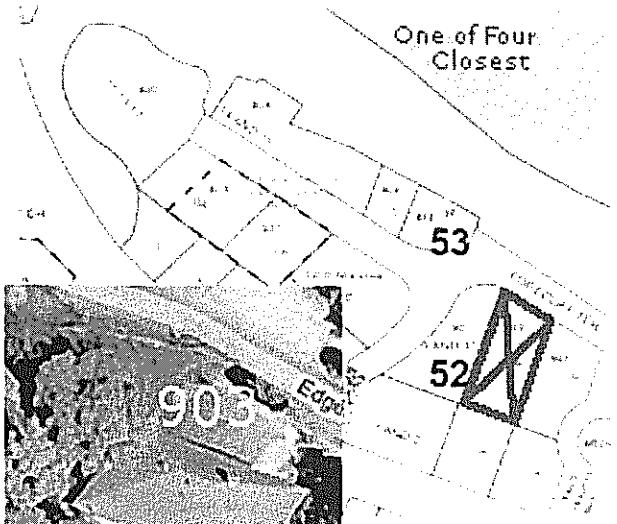
808 Edgecliff

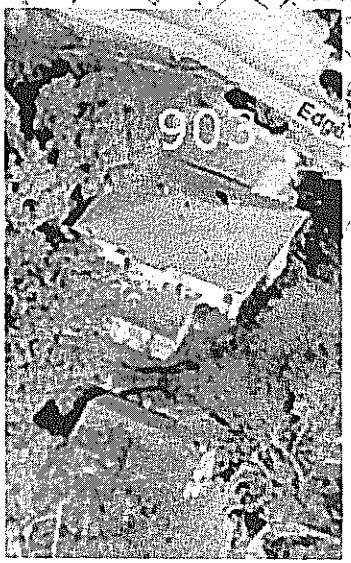
LOT: 3,620; House: 1,836; FAR: 51%









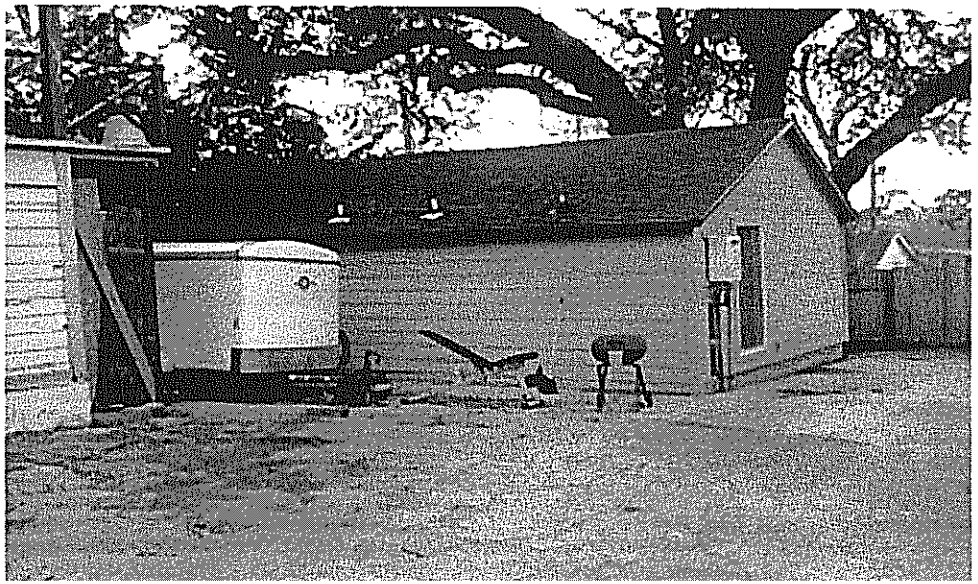


903 Edgecliff: Lot 11,336, House 4,082, FAR 36%

Garage Apartment

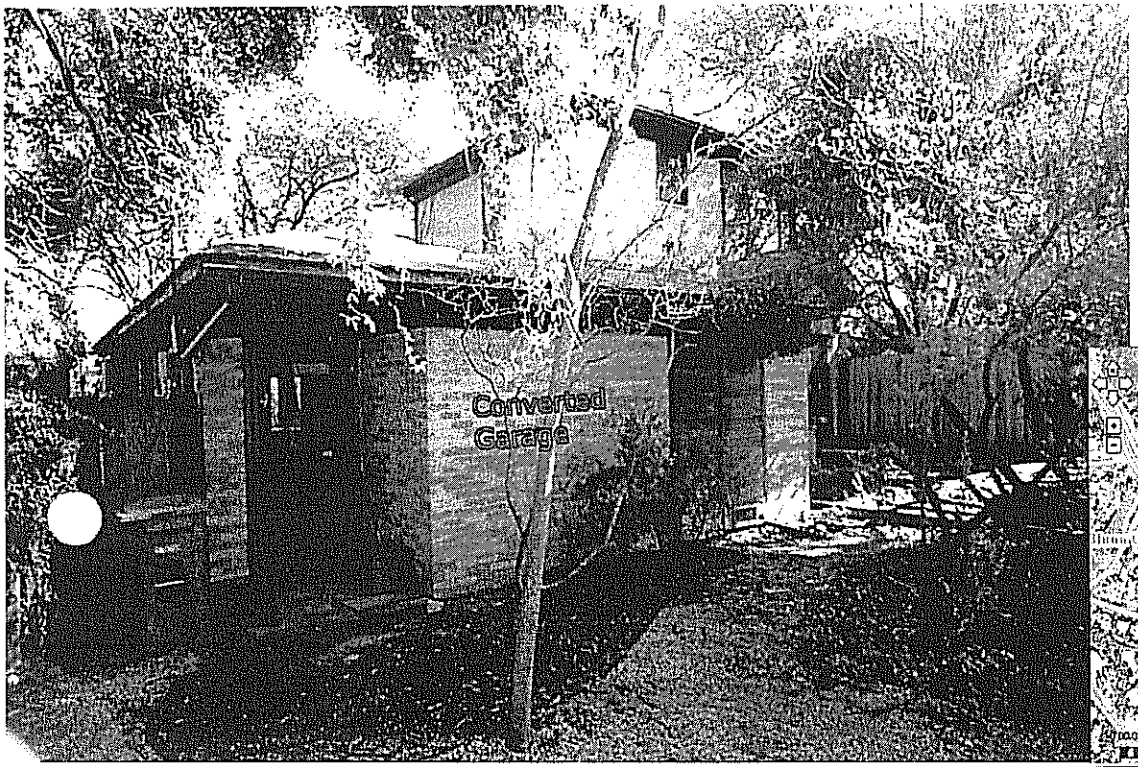


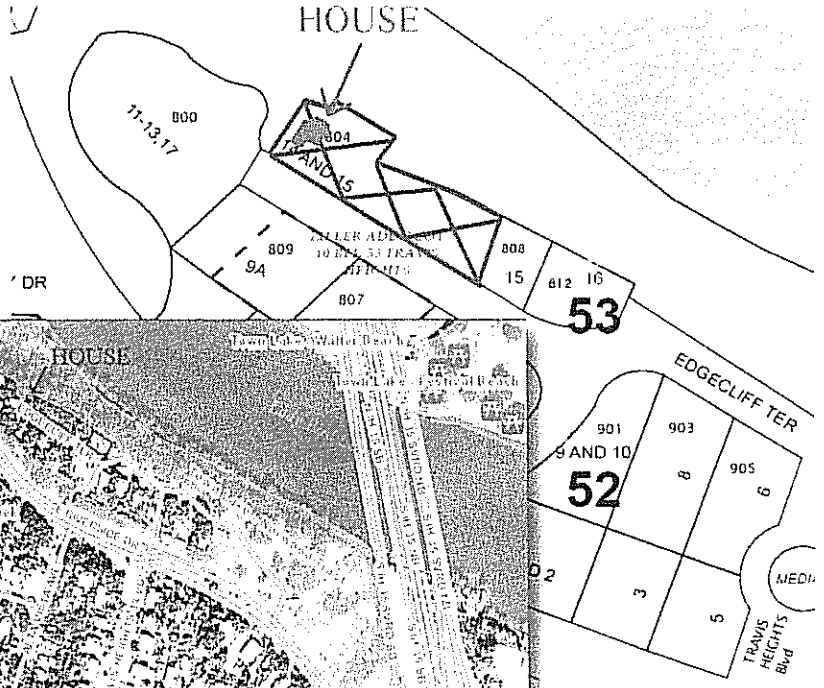
"Cottage"





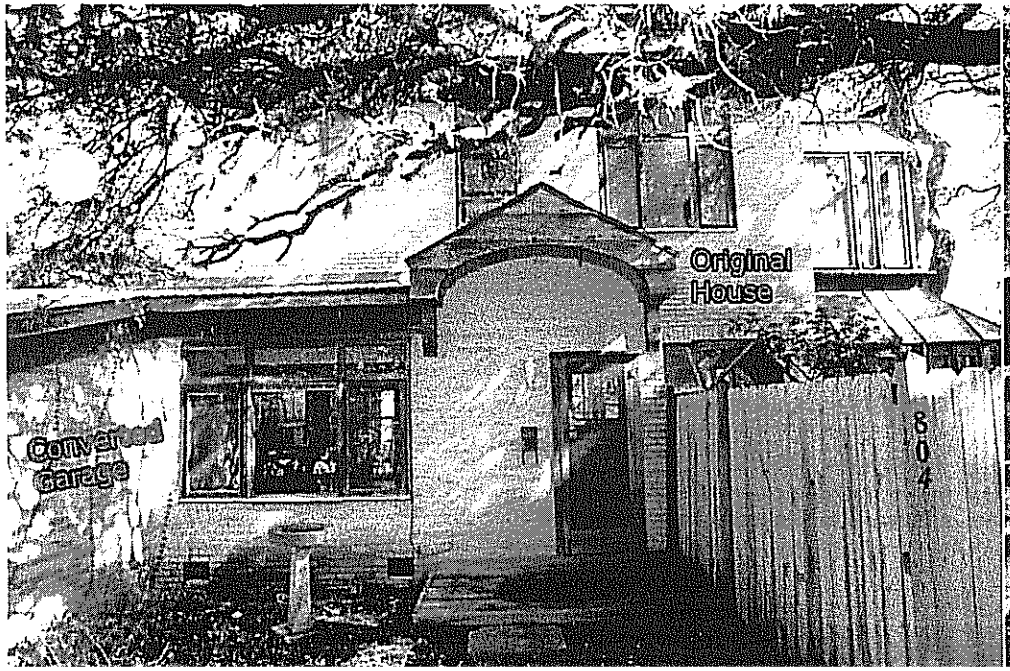
905 Edgecliff: Lot 9,099, House 1,548, FAR 17%

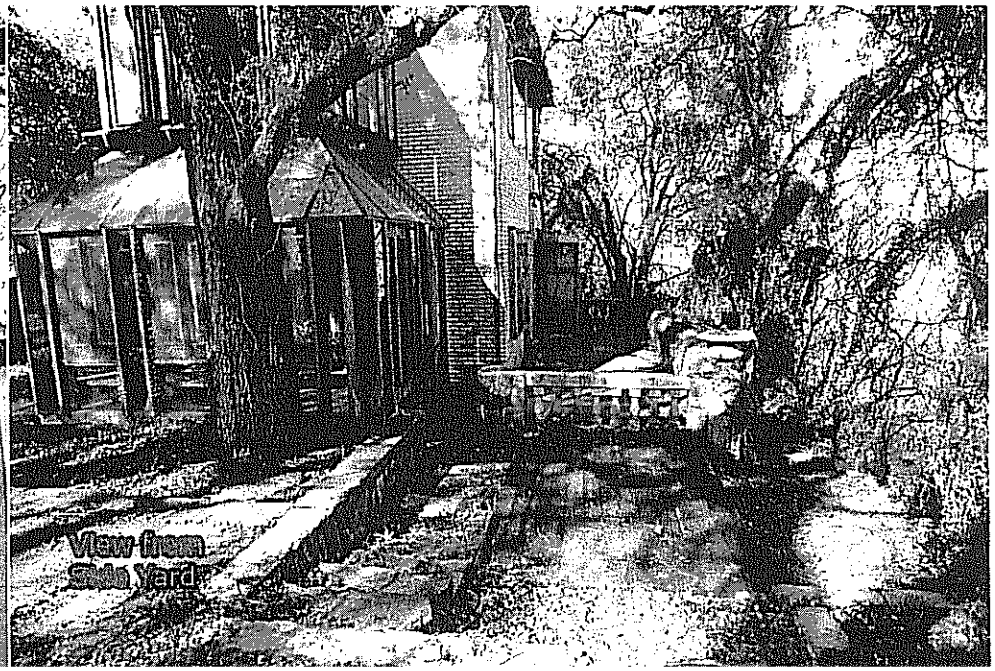


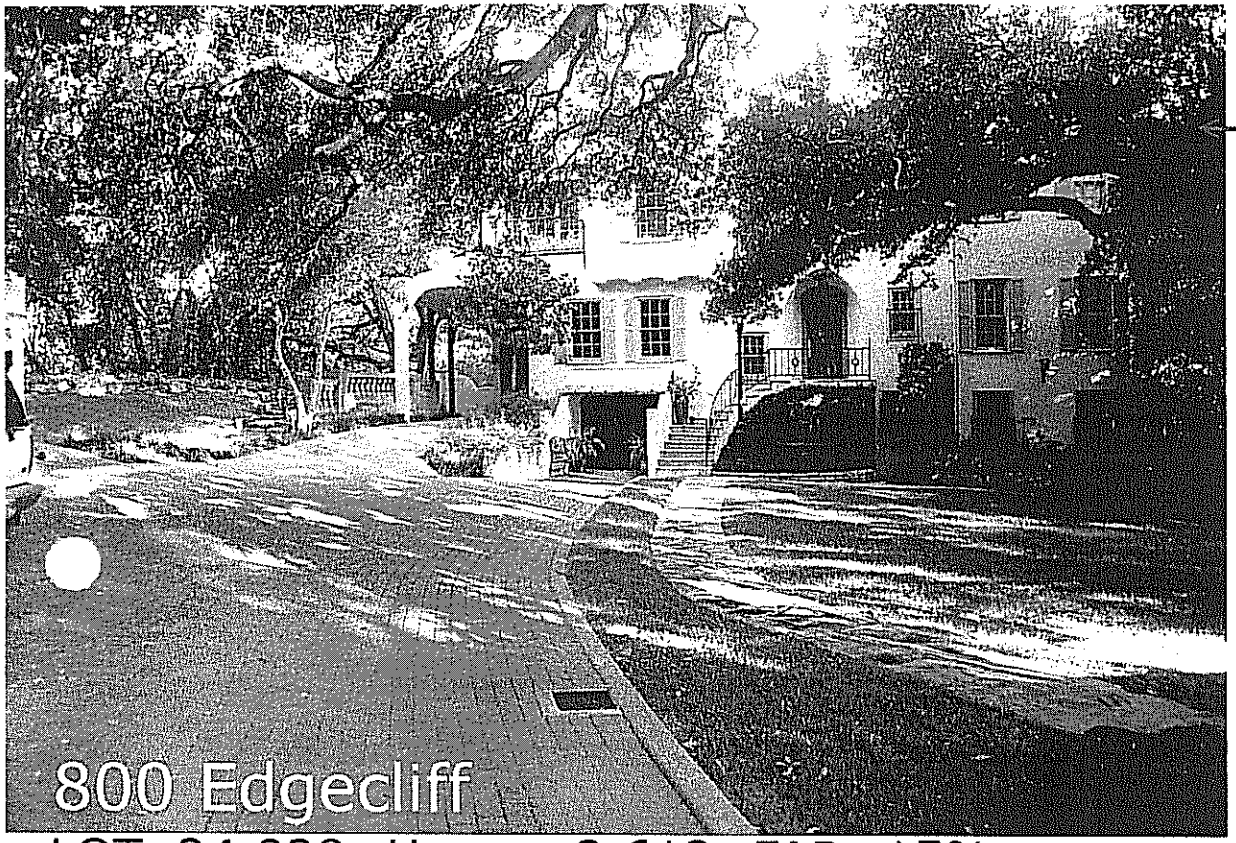


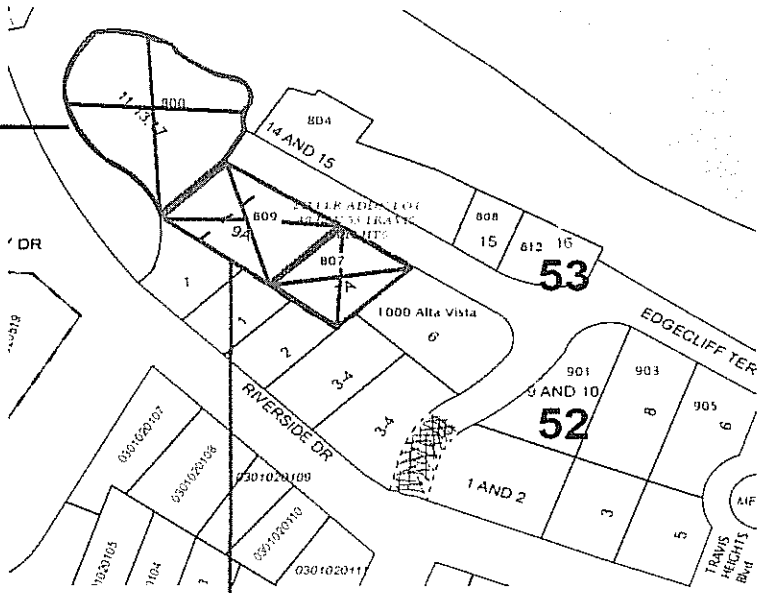
804 Edgecliff

LOT: 14,410; House: 2,079; FAR: 14%







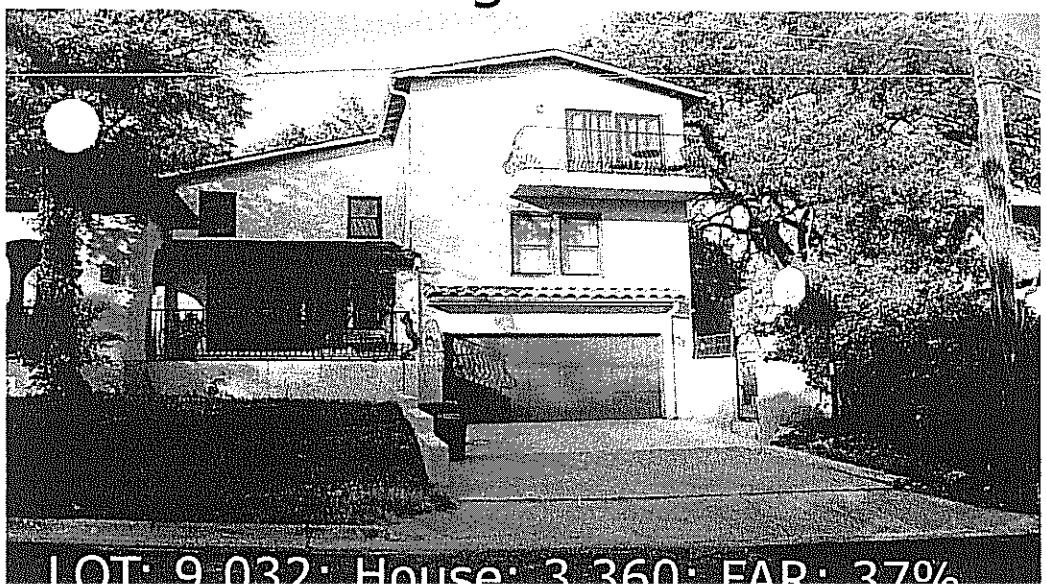


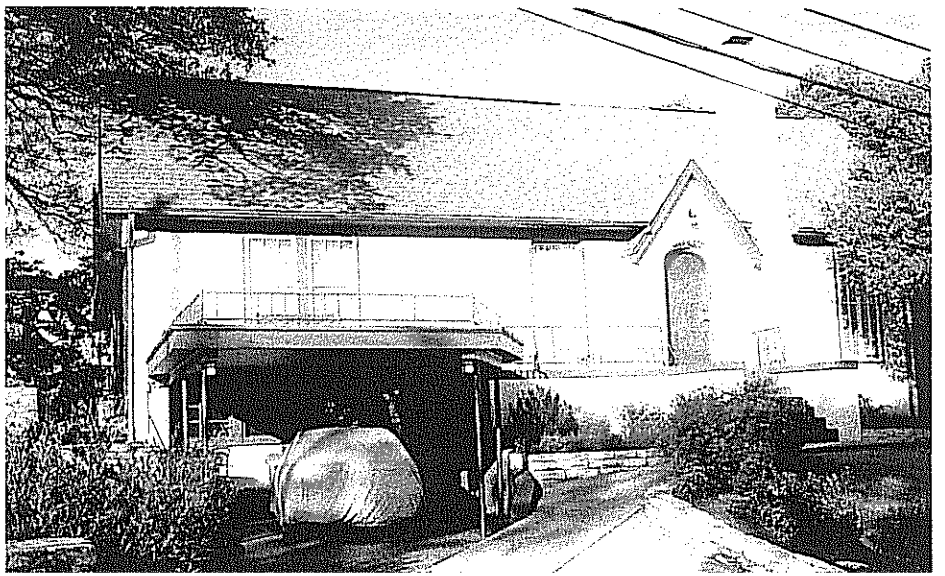
LOT: 24,028; House: 3,613; FAR: 15%

809 Edgecliff

LOT:12,085; House: 3,066; FAR: 25%

807 Edgecliff





TCAD APPRAISAL ROLL

TaxNetUSA: Travis County

Property ID Number: **188010** Ref ID2 Number: **02010304010000**

Owner's Name **ROLKE PAUL**

Mailing Address: 812 EDGECLIFF TER
AUSTIN, TX 78704-1315

Location: 812 EDGECLIFF TER 78704

Legal: LOT 16 BLK 53 TRAVIS HEIGHTS

Value Information

	2010 Preliminary
Land Value	300,000.00
Improvement Value	193,828.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	493,828.00
10% Cap Value	0.00
Total Value	493,828.00

Property Details

Deed Date	10132009
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1259
Block	53
Tract or Lot	16
Docket No.	2009173008TR
Abstract Code	S13999
Neighborhood Code	K0045

Data up to date as of 2010-07-21

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	493,828.00	493,828.00	493,828.00	493,828.00
01	AUSTIN ISD	1.202000	493,828.00	478,828.00	493,828.00	493,828.00
02	CITY OF AUSTIN	0.420900	493,828.00	493,828.00	493,828.00	493,828.00
03	TRAVIS COUNTY	0.421500	493,828.00	395,062.00	493,828.00	493,828.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	493,828.00	395,062.00	493,828.00	493,828.00
68	AUSTIN COMM COLL DIST	0.094600	493,828.00	488,828.00	493,828.00	493,828.00

Improvement Information

Improvement ID	State Category	Description
152938	B2	2 FAM DWELLING

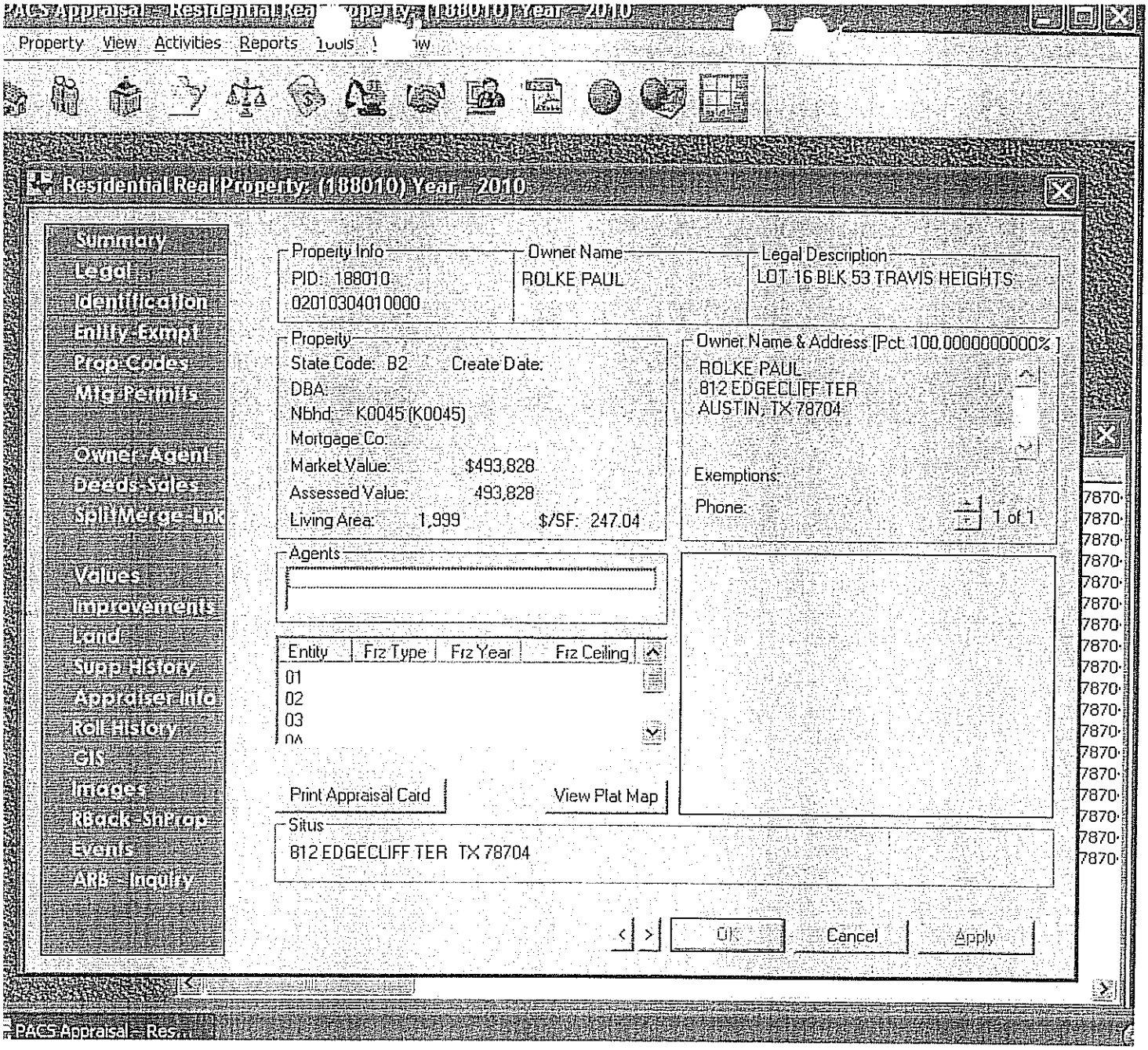
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
152938	176869	1ST	1st Floor	WV	1948	1,318
152938	724215	2ND	2nd Floor	WV	1948	681
152938	724216	011	PORCH OPEN 1ST F	*	1948	32
152938	724217	041	GARAGE ATT 1ST F	WV	1948	563
152938	724218	095	HVAC RESIDENTIAL	*	1948	1,999
152938	1981896	251	BATHROOM	*	1948	2
152938	1981897	512	DECK UNCOVRED	*	1948	860
152938	2039241	011	PORCH OPEN 1ST F	*	1948	130

Total Living Area **1,999**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
186170	WTRF	B2	T	0.126	0	0	5,486



TRAVIS CENTRAL APPRAISAL DISTRICT
CUSTOMER SERVICE/EXEMPTIONS
8314 CROSS PARK DRIVE
P O BOX 149012
AUSTIN, TX 78714-9012

Four structures

Closest to subject

property

FAR CALCULATION: CLOSEST FOUR RESIDENCES and SUBJECT

ADDRESS	LOT	SQ.FT	FAR	
901 Edgecliff [a]	9,969	5,223	52.4%	
808 Edgecliff	3,620	1,836	50.7%	
1000 Alta Vista [a]	6,720	3,374	50.2%	
812 Edgecliff	*5,681*	*2,794*	*49.2%*	*Subject as Proposed*
903 Edgecliff	11,336	4,082	36.0%	
Average of Four	7,911	3,629	47.3%	

FAR CALCULATION: RESIDENCES WITHIN 300 ft.

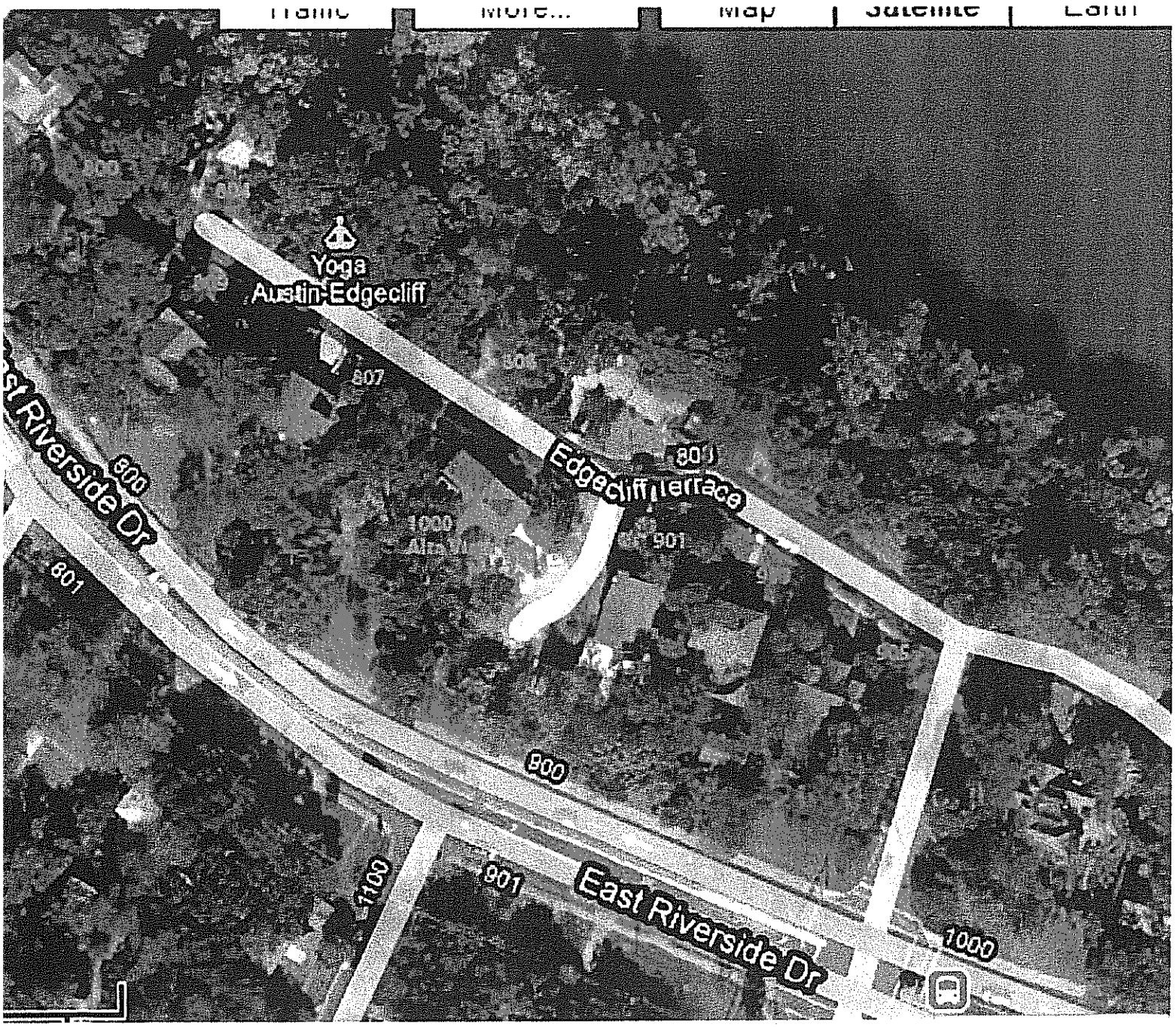
ADDRESS	LOT	SQ.FT	FAR
901 Edgecliff [a]	*9,969*	*5,223*	*52.4%*
903 Edgecliff	11,336	4,082	36.0%
800 Edgecliff	24,028	3,613	15.0%
1000 Alta Vista [a]	*6,720*	*3,374*	*50.2%*
807 Edgecliff	9,032	3,360	37.2%
809 Edgecliff	12,085	3,066	25.4%
812 as Proposed	5,681	2,790	49.1%
804 Edgecliff	14,410	2,079	14.4%
808 Edgecliff	3,620	1,836	50.7%
905 Edgecliff	9,099	1,548	17.0%
Average Excluding Subject	11,144	3,131	33%

a – TCAD lists 1000 Alta vista at 2,889 sq.ft. for a FAR of 43% and 901 Edgecliff at 4,823 sq.ft. for a FAR of 48%. Both properties were recently on the market. This chart uses the square footage claimed by the sellers, which is in both cases higher, but is likely a more accurate representation of actual square footage than the notoriously inaccurate TCAD square footage.

AERIAL VIEW OF PROPERTIES

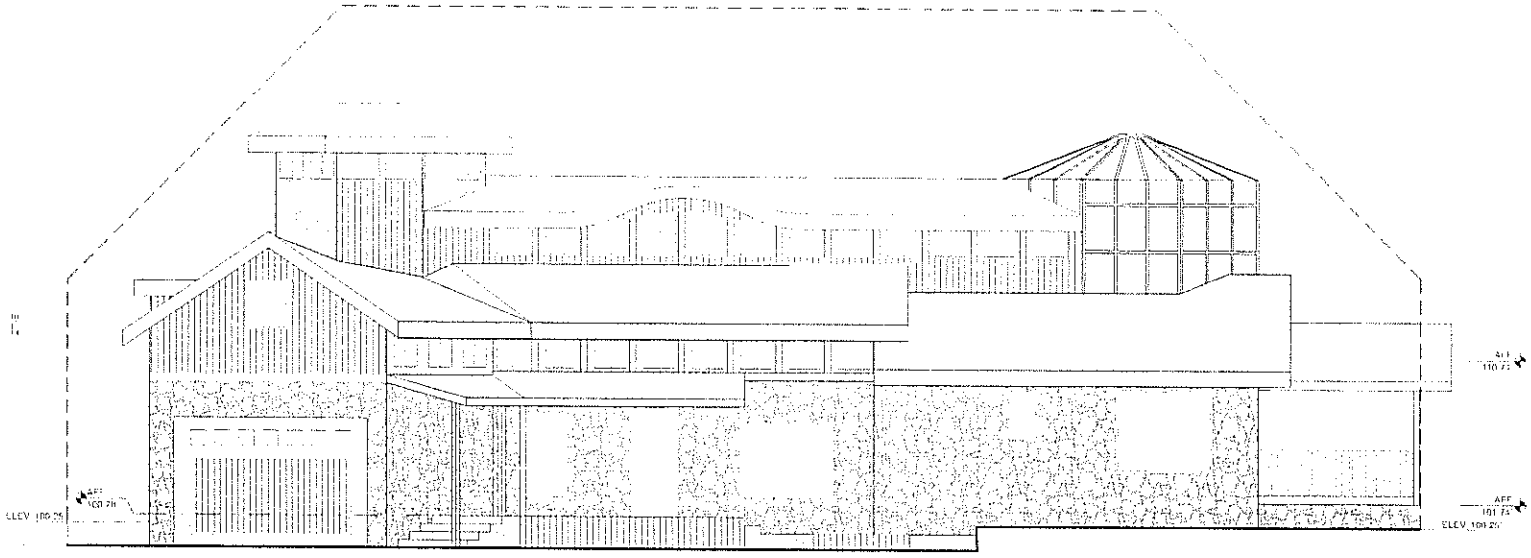
AERIAL OF

RESIDENCES WITHIN 300 ft.

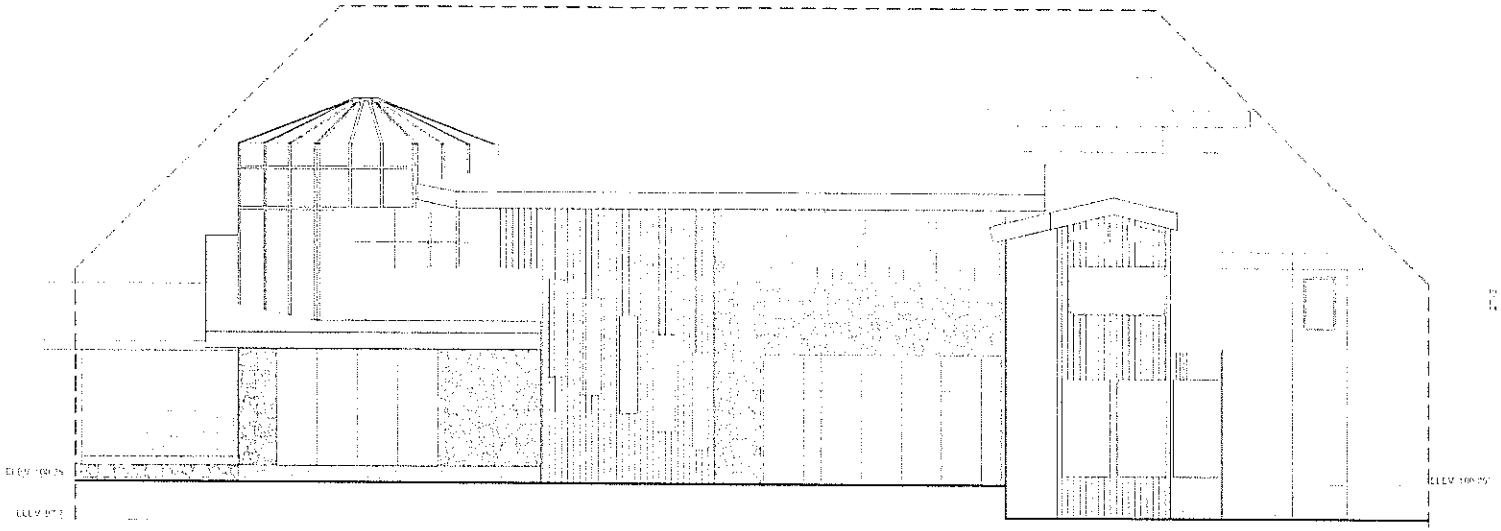


HEIGHT

ELEVATIONS

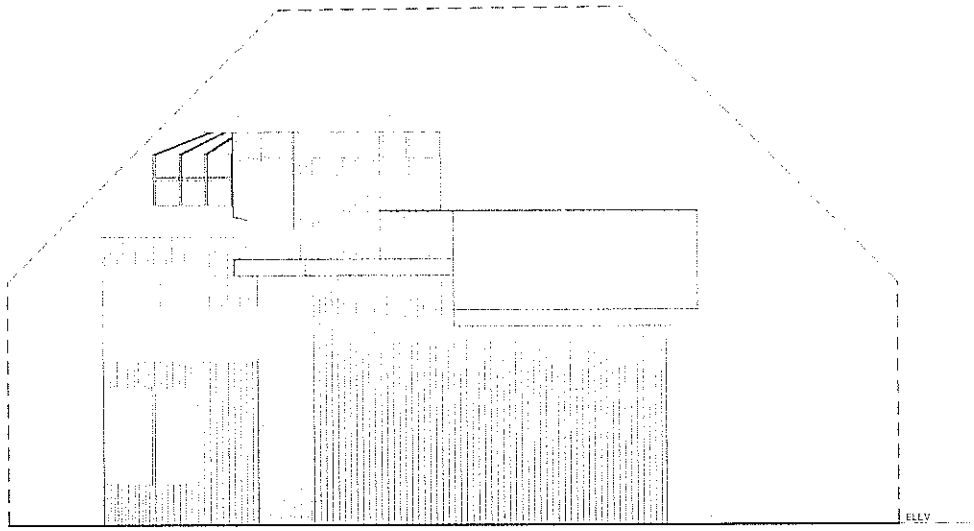


① SOUTH ELEVATION

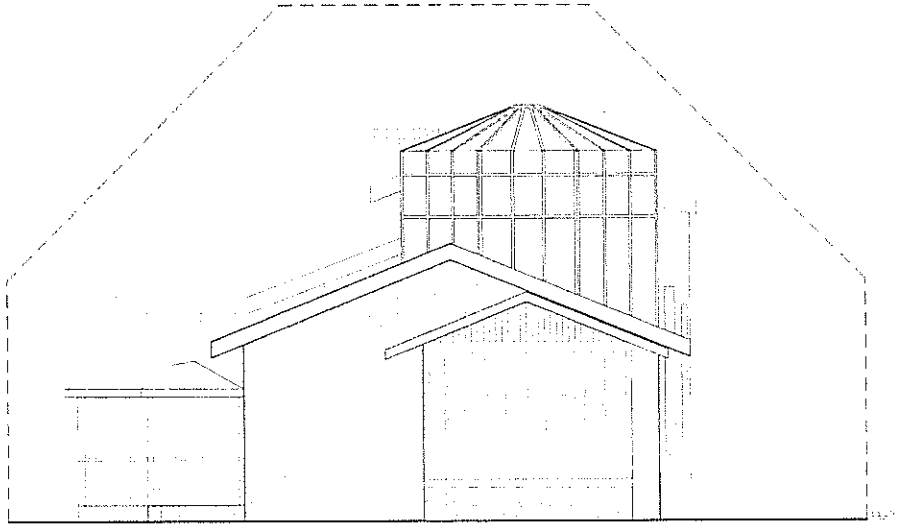


② NORTH ELEVATION

A9	Setback Planes - Front/Back	
	Scale: 3/16" = 1'	07.23.2010
Rocio Rebeca Zamora 512 Edgar P Terrace Austin, TX	R. Estanza Design and Project Management 4018 Wyatt Place Boulder, CO 80301	



① WEST ELEVATION



② EAST ELEVATION

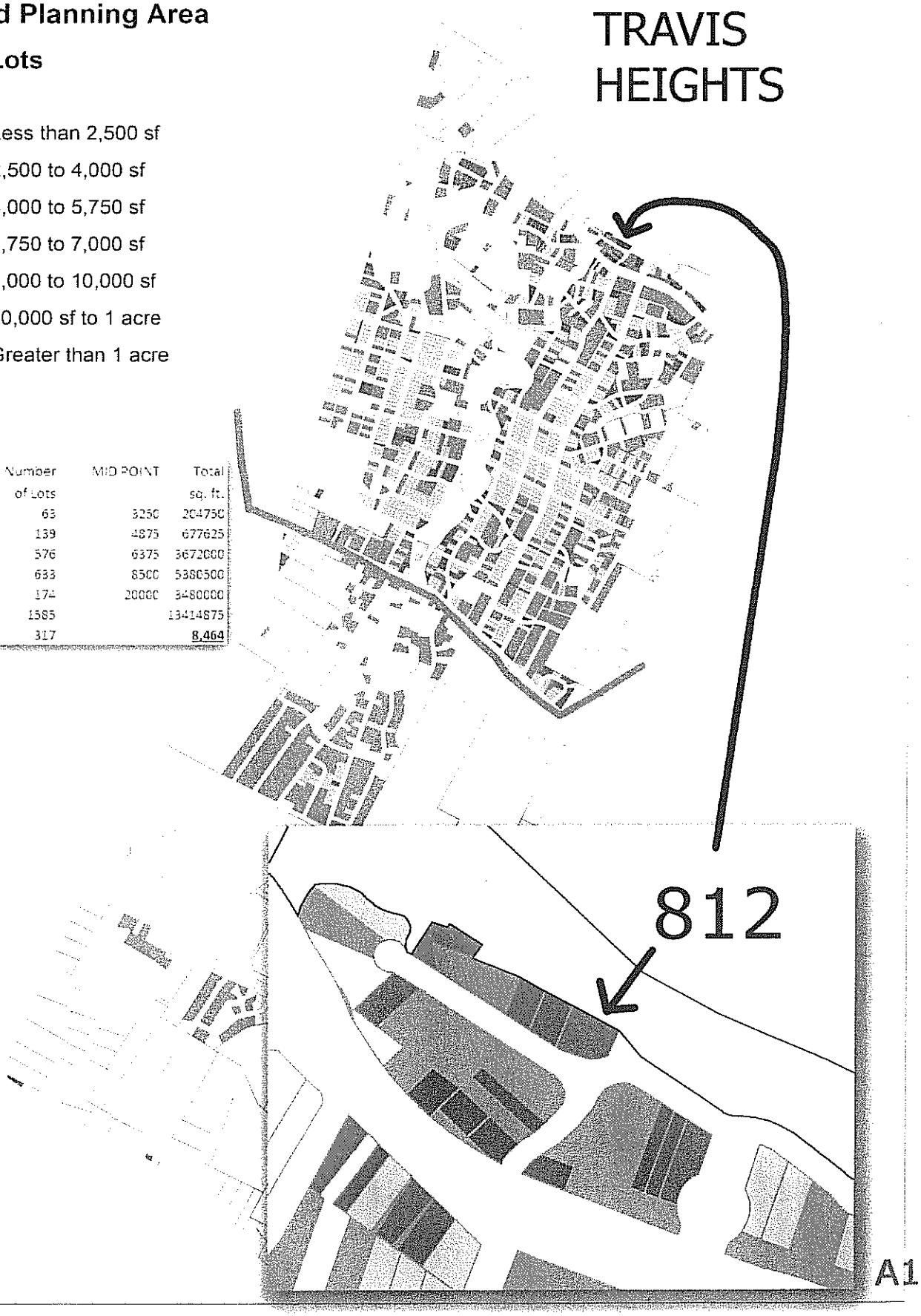
A10	Setback Planes - Left/Right	
	Scale: 3/16" = 1'	07.26.2010
[illegible]	[illegible]	

Existing Lot Sizes
Combined Planning Area

Legal Lots
AREA

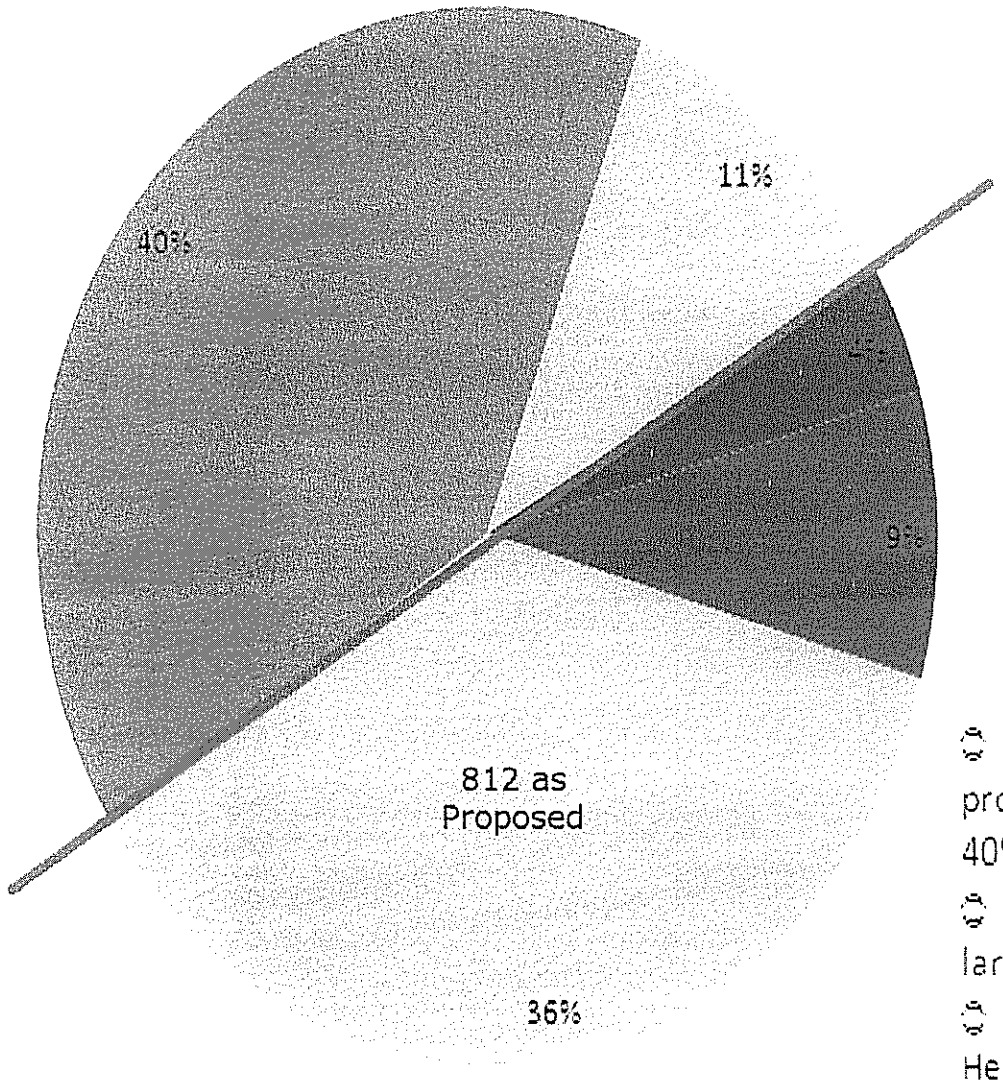
- Less than 2,500 sf
- 2,500 to 4,000 sf
- 4,000 to 5,750 sf
- 5,750 to 7,000 sf
- 7,000 to 10,000 sf
- 10,000 sf to 1 acre
- Greater than 1 acre

Lot Size	Number of Lots	MID POINT	Total sq. ft.
2,500 - 4,000 Sq.Ft.	63	3250	204750
4,000 - 5,750 Sq.Ft.	139	4875	677625
5,750 - 7,000 Sq.Ft.	576	6375	3672000
7,000 - 10,000 Sq.Ft.	633	8500	5380500
10,000 - 42,560 Sq.Ft.	174	20000	3480000
Total	1585		13414875
AVG	317		8,464



TRAVIS HEIGHTS LOT SIZES

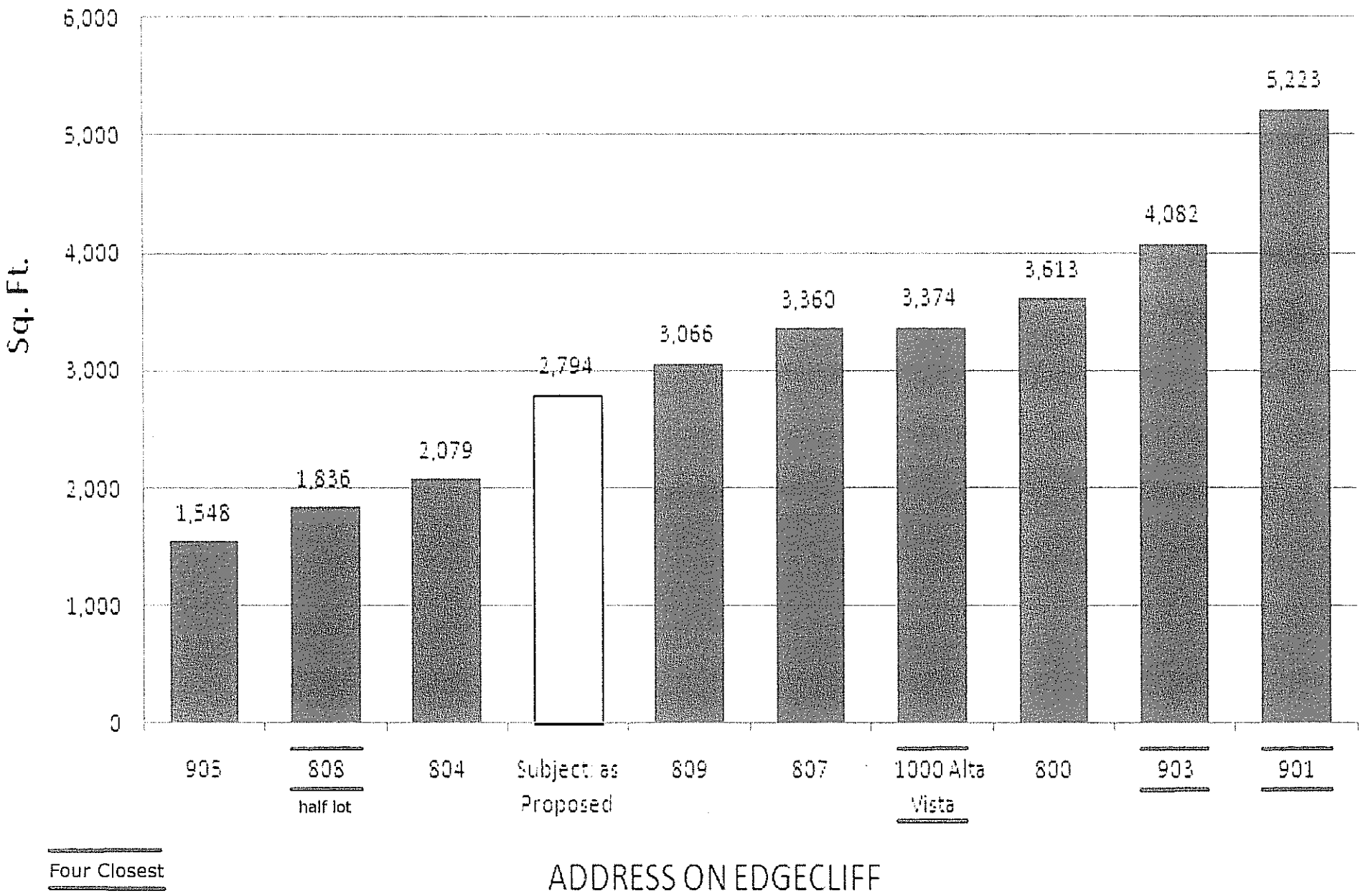
A2



- 6,975 sq.ft = Lot size needed to allow proposed 2,790 sq.ft. house and achieve 40% FAR.
- 51% = Percent of lots in Travis Heights larger than 6,975 sq.ft.
- 8,500 sq.ft. ± Avrage lot size in Travis Heights; 40% of that = 3,400 sq.ft.

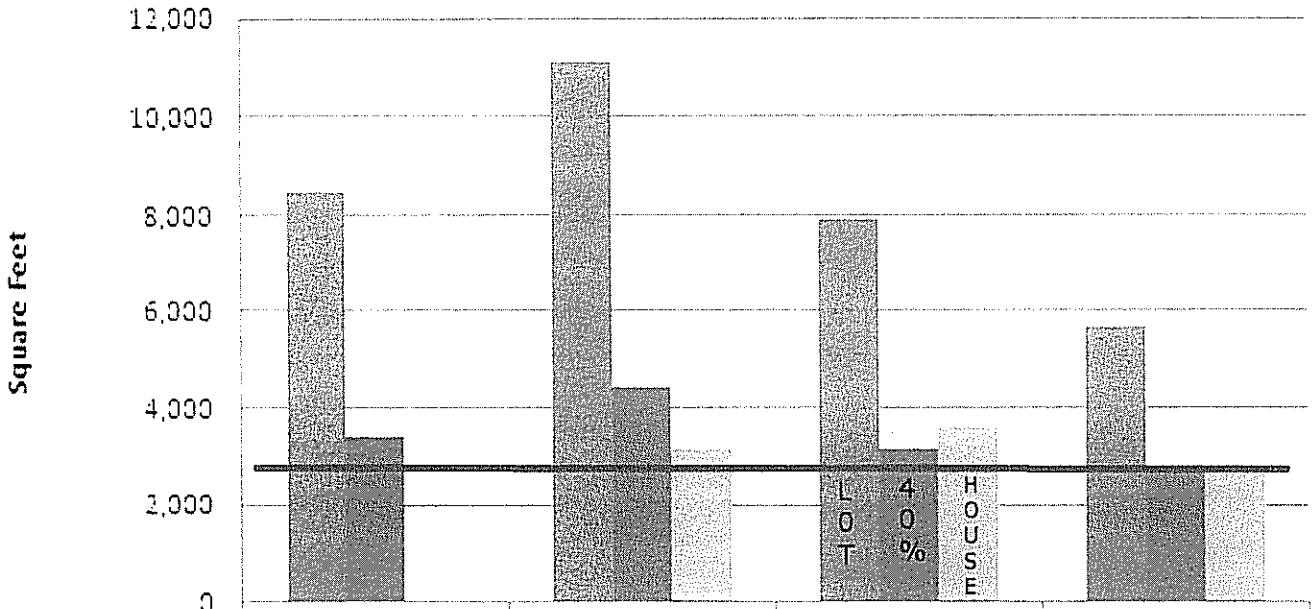
SIZE of HOUSES on EDGECLIFF

A3



812 Edgecliff as Proposed Compared to:
Development Allowed on Average Lot, and Average House

1.) in Travis Heights
2.) on Edgecliff, and
3.) Four Closest Houses



	Travis Heights	On Street	Four Closest	812 Edgecliff as Proposed
Average Lot	8,464	11,144	7,911	5,681
40% of Average	3,385	4,458	3,165	2,794
Average House	0	3,131	3,629	2,794

	± Average Lot Sq.Ft.	40% of Avg. Lot Size	Average allowed FAR Greater Than Proposed 812 Edgecliff
Travis Heights	8,500	3,400	606
10 Houses on Edgecliff	11,144	4,458	1,664
4 Closest Houses	7,911	3,164	370
812 Edgecliff as Proposed	5,681	Proposed Sq.Ft. 2,794	

City of Austin

P.O. Box 1088, Austin, Texas 78767

INVOICE

Invoice No.: 5440076 **Invoice Date:** 07/27/2010

Payer Information

Company/Facility Name: Big Red Dog Engineering & Consulting

Invoice To: Will Schnier
815-A BRAZOS ST SUITE 319 AUSTIN TX 78701

Phone No.: (512) 669-5560

Invoice Amount: $165.00

Additional Information

Department Name:

Invoice Issued By: Sallie Montemurro

Invoice Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Amount
1000 6800 9770 4266	Correction	10470603	3601 S CONGRESS AVE	$165.00
			TOTAL:	$165.00