B3/1

CITY OF AUSTIN
ROW # 10765427

CASE # 2012-047563R

TCAD # 0229030417

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 5502 Jeff Davis

LEGAL DESCRIPTION: Subdivision – Broadacres Resub

Lot(s) 36A Block 4 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) N/A

I/We David Whitworth on behalf of myself/ourselves as authorized agent for

David Whitworth Development Company affirm that on May 14, 2012,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

X Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
_____ Maximum Linear feet of Gables protruding from setback plane
_____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

_____ Side Wall Length Articulation
(*Please describe request. Please be brief but thorough*).

Requesting additional 200sf parking exemption for a duplex in order to meet FAR requirements while allowing for 3 bedrooms and a single car garage per unit. A waiver would increase the gross floor area by about 6-7% which is well below the 25% discretionary limit allowed by RDCC guidelines.

Allowable 40% (2880 #) to 42.8% (3082 #)

in SF3-NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The 200sf parking exemption amounts to allowing half of a single car garage per duplex side. This can be overcome on large duplex lots, but this is a small duplex lot. A reasonable use here is a modest sized affordable duplex with each side having 1400sf, 3 bedrooms, and a single car enclosed garage. In order to provide the extra garage in this case, without expensive basements, or complicated habitable attic space, we would have to remove a 10x10 bedroom from each side which is a significant trade off. Young families with children shopping in an affordable price point need to be served and should be afforded a small 3 bedroom home with a single car garage (which is also a secure place to store bikes). This is not an exuberant large expensive duplex requesting even more square footage on top of an already large home. Just trying to give both sides a single car garage here without significantly impairing the living quarters.

REQUEST:

2. The request for the modification is unique to the property in that:

This is an affordable project in an area of diverse character which is very unique. Additionally, there are 21 properties over 40% FAR within 500ft. Granting a waiver here does not necessarily set precedent that any large expensive duplex in any neighborhood deserves a parking waiver.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Jeff Davis enjoys a diverse urban make up of properties such as office, duplex, single family, retail, apartments, bank, car dealership, mechanic shop, pizza, and coffee shop all within the short stretch from 2222 to Burnet. The adjacent property to the south is an apartment complex. The existing duplex at this property has been condemned by City of Austin Code Enforcement and a $250 per week fine is being levied until Demolition. This duplex will not alter or impair the character of the neighborhood.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 3907 Edgerock Dr.

City, State Austin, Tx Zip 78731

Phone 512-294-5139 Printed Name David Whitworth

Signature Date 5-14-2012

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address SAME AS APPLICANT

City, State Zip

Phone Printed Name

Signature Date

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TaxNetUSA: Travis County Property Information

Property ID Number: 229577 Ref ID2 Number: 0229030 17000

Owner's Name	**WHITWORTH DAVID DEVELOPMENT COMPANY**
Mailing Address	3907 EDGEROCK DR AUSTIN, TX 78731-1426
Location	5504 JEFF DAVIS AVE 78756
Legal	E144.1FT OF LOT 35 & N25.2 OF E144.1FT LOT 36 BLK 4 BROADACRES

Property Details

Deed Date	12012011
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3227
Block	4
Tract or Lot	35; 36
Docket No.	2011182681TR
Abstract Code	S01847
Neighborhood Code	Y2005

Value Information

	2012 Preliminary
Land Value	170,000.00
Improvement Value	105,257.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	275,257.00
10% Cap Value	0.00
Total Value	275,257.00

Data up to date as of 2012-05-09

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		275,257.00	275,257.00	275,257.00	275,257.00
01	AUSTIN ISD	1.242000	275,257.00	275,257.00	275,257.00	275,257.00
02	CITY OF AUSTIN	0.481100	275,257.00	275,257.00	275,257.00	275,257.00
03	TRAVIS COUNTY	0.485500	275,257.00	275,257.00	275,257.00	275,257.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	275,257.00	275,257.00	275,257.00	275,257.00
68	AUSTIN COMM COLL DIST	0.094800	275,257.00	275,257.00	275,257.00	275,257.00

Improvement Information

Improvement ID	State Category	Description
189875		2 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
189875	220957	1ST	1st Floor	WW4-	1951	2,493
189875	916695	095	HVAC RESIDENTIAL	**	1951	2,493
189875	916696	251	BATHROOM	**	1951	2
189875	916697	512	DECK UNCOVRED	*4-	1951	72
189875	916698	512	DECK UNCOVRED	*4-	1951	236
189875	916699	522	FIREPLACE	*4-	1951	1
189875	916701	604	POOL RES CONC	*4-	1951	1
189875	916702	631	PORCH CLOS UNFIN	*4-	1951	375
189875	2604123	011	PORCH OPEN 1ST F	*4-	1951	24
189875	3055090	SO	Sketch Only	SO*	0	0

Total Living Area **2,493**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
226461	LAND	B2	F	0.323	0	0	14,058

show history

TCAD APPRAISAL ROLL

B3/6

City of Austin
Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

For Departmental Use Only		
	PR #: 12-047563-R	BP #:
	Assigned: 5-14-2012 EV ~~5-8-2012~~	Due Date: 5-21-2012 ~~5-15-2012~~
	Review Date:	Issue Date:
	Reviewed/Approved:	Issued:

Project Information

Project Address: 5502 Jeff Davis

Tax Parcel ID:

Legal Description: lot 36a resub of E144.1FT of lot 35 + N25.2 of E144.1FT of lot 36

Zoning: SF-3 NP Block 4 Broadacres DWDC

Lot Size (square feet): 7200

Neighborhood Plan Area (if applicable): Brentwood

Historic District (if applicable): N/A

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (Y) N
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.

Does this site currently have water availability? (Y) N wastewater availability? (Y) N
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.

Does this site have a septic system? Y (N) If yes, submit a copy of approved septic permit to construct

Does this site require a cut or fill in excess of four (4) feet? Y (N)
If yes, contact the Development Assistance Center for a Site Plan Exemption.

Does this site front a paved street? (Y) N Is this site adjacent to a paved alley? Y (N)

Does this site have a Board of Adjustment (BOA) variance? Y (N) Case #_____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y (N)
If yes, provide a copy of decision sheet. **Note: A permit cannot be approved within 10 days of approval of a variance from BOA.**

Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Y (N)
Note: If yes, application for a tree permit with the City Arborist may be required.

Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? (Y) N
Note: Proximity to a floodplain may require additional review time. have flood certificate

Description of Work

Existing Use: vacant single-family residential (duplex residential) two-family residential other_____

Proposed Use: vacant single-family residential (duplex residential) two-family residential other_____

Project Type: (new construction) addition addition/remodel remodel/repair other_____

# of bedrooms existing: 6 | # of bedrooms proposed: 3 | # of baths existing: 2 | # of baths proposed: 2.5

Will all or part of an existing exterior wall be removed as part of the project? (Y) N
Note: Removal of all or part of a structure requires a demolition permit. have demo permit

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)

New construction duplex

Trades Permits Required: (electric) (plumbing) (mechanical (HVAC)) (concrete (right-of-way))

Job Valuation

Total Job Valuation: $ 290K

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. Permit fees are based on adopted fee schedule.

Portion of Total Job Valuation Dedicated to Addition/New Construction: $ 290K

Primary Structure: $ 290K
Accessory Structure: $ Ø

Portion of Total Job Valuation Dedicated to Remodel/Repair: $ Ø

Bldg: $_____ Elec: $_____
Plmbg: $_____ Mech: $_____

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Site Development Information

Building Coverage Information
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): N/A % of lot size: _____

Proposed Building Coverage (sq ft): 1950 % of lot size: 27

Impervious Cover Information
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): N/A % of lot size: _____

Proposed Impervious Cover (sq ft): 3053 % of lot size: 42070

Setbacks
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y (N)

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y (N)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y (N)

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 20 ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 3 # of spaces provided: 4

Right-of-Way Information
Is a sidewalk required for the proposed construction? (LDC-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): 15 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)

Building and Site Area

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	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area		1502	1502
2nd floor conditioned area		1332	1332
3rd floor conditioned area			
Basement			
Covered Parking (garage or carport)		448	448
Covered Patio, Deck or Porch / /			
Balcony			
Other			
Total Building Coverage		1950	1950
Driveway		955	955
Sidewalks		64	64
Uncovered Patio /		60	60
Uncovered Wood Deck (counts at 50%)			
AC pads		24	24
Other (Pool Coping, Retaining Walls)			
Total Site Coverage		3053	3053
Pool			
Spa			

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Subchapter F – 'McMansion'

Gross Floor Area

This section is only required for 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	New	Exemption	Total
1st Floor		1502		1502
2nd Floor		1332		1332
3rd Floor				
Basement				
Attic				
Garage (attached)		448	200	248
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA 3082

Max FAR 2880 #

(Total Gross Floor Area /lot size) x 100 = 42.8 % **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 3?	Y	N
Is this project claiming a "ground floor porch" exemption as described under Article3?	Y	N
Is this project claiming a "basement" exemption as described under Article 3?	Y	N
Is this project claiming a "habitable attic" exemption as described under Article 3?	Y	N
Is a sidewall articulation required for this project?	Y	N
Does any portion of the structure extend beyond a setback plane?	Y	N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and 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. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

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.

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 has a ceiling height of seven feet or less.

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Contact Information

Owner	David Whitworth Dev. Co.	Applicant or Agent	David Whitworth
Mailing Address	3107 Edgerock Dr. Austin Tx 78739	Mailing Address	SAME
Phone	512-294-5139	Phone	
Email	dcwhitworth@hotmail.com	Email	
Fax		Fax	
General Contractor	David Whitworth	Design Professional	Contact
Mailing Address	SAME	Mailing Address	David Whitworth
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y N

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 understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

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.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

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.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

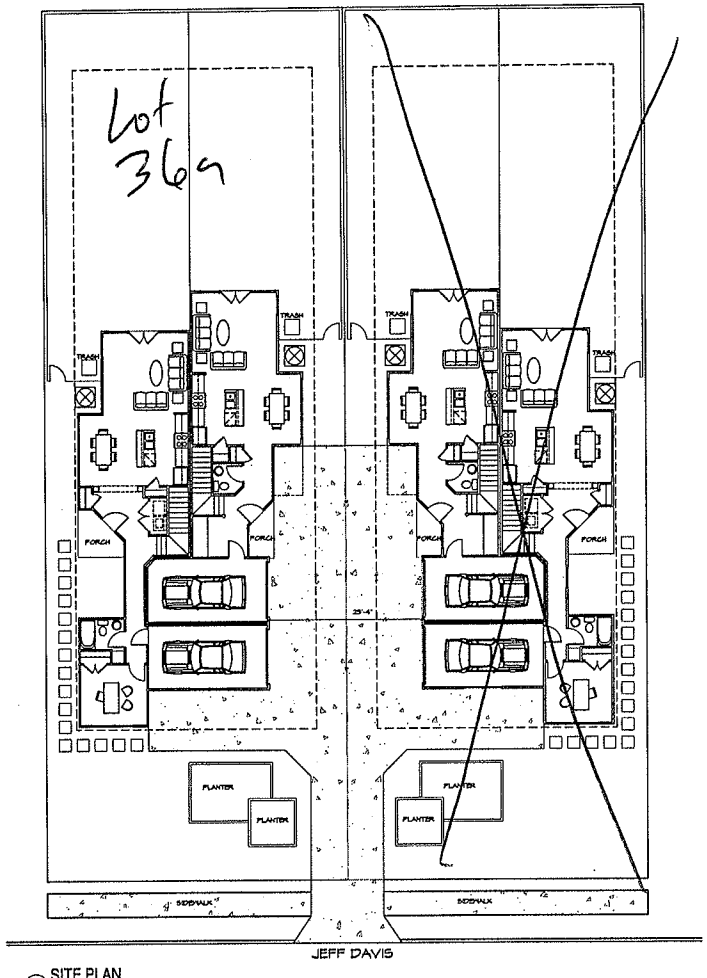
I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: [signature] Date: 5/7/12

B/o

5502 Jeff Davis



1 SITE PLAN
SCALE 1/8"=1'-0"

IMPERVIOUS COVERAGE CALCULATIONS:

~~LOT 35a~~

~~FIRST FLOOR: 1504 S.F.~~
~~PORCHES: 60 S.F.~~
~~GARAGES: 440 S.F.~~
~~WALK: 64 S.F.~~
~~A/C PADS: 24 S.F.~~
~~DRIVE: 655 S.F.~~

~~TOTAL: 3,055 S.F.~~
~~LOT: 7,2[illegible] S.F.~~

~~IMPERVIOUS COVER: 42%~~

~~LOT 36a~~

~~FIRST FLOOR: 1504 S.F.~~
~~PORCHES: 60 S.F.~~
~~GARAGES: 440 S.F.~~
~~WALK: 64 S.F.~~
~~A/C PADS: 24 S.F.~~
~~DRIVE: 655 S.F.~~

~~TOTAL: 3,055 S.F.~~
~~LOT: 7,200 S.F.~~

~~IMPERVIOUS COVER: 42%~~

GROSS FLOOR AREA:

UNIT A:
GROUND FLOOR: 653 S.F.
UPPER FLOOR: 752 S.F.
GARAGE: 225 S.F.
1630 S.F.

UNIT B:
GROUND FLOOR: 844 S.F.
UPPER FLOOR: 580 S.F.
GARAGE: 228 S.F.
1652 S.F.

ATTACHED PARKING CREDIT: (400 S.F.)

GRAND TOTAL: 2,882 S.F.

~~LOT 35a: 7,200 S.F.~~
~~LOT 35a FAR: 40%~~

LOT 36a: 7,200 S.F.
LOT 36a FAR: 40%

Revisions:

preliminary not for construction

5/3/2012

Consultant(s):

BWMGROUP
ARCHITECTURE | PLANNING | LANDSCAPE ARCHITECTURE
122 S. MAIN, SUITE 200
ROUND ROCK, TX 78664
T: (512) 256 0012
F: (512) 256 0013
bwmgrp.com

David Whitworth Development
Lots 35a & 36 a Jeff Davis
Austin, Texas

Drawn by:	dbr
Checked by:	
Approved by:	
Job Number:	12022
Date:	5/3/2012
Submittal Type:	
FINAL	
Cad File:	
Sheet Title:	

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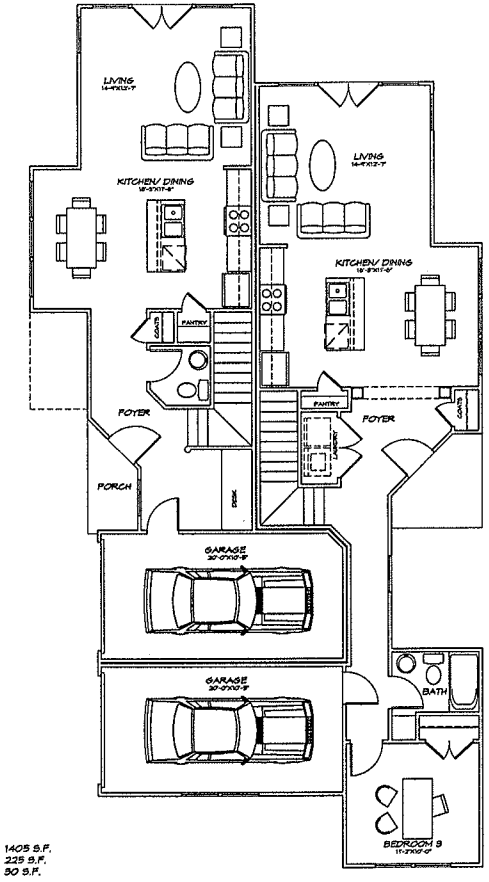
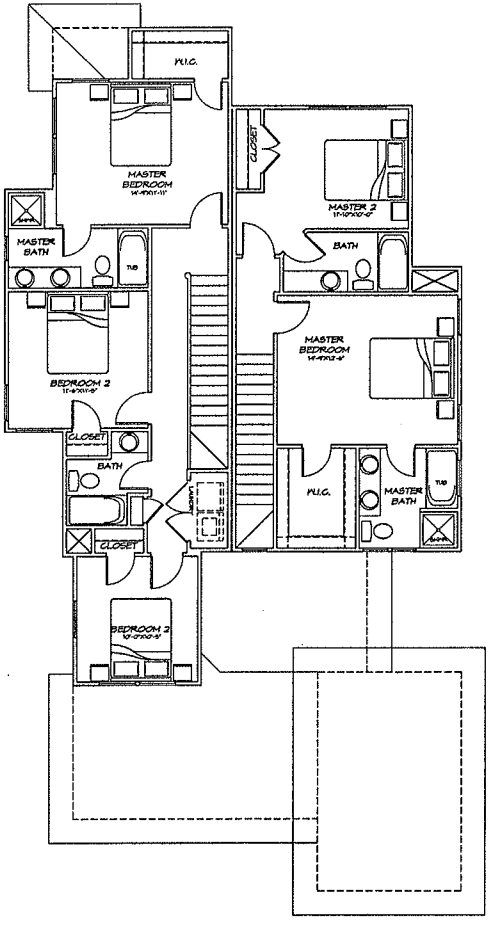


1 GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

UNIT A:

GROUND FLOOR:	653 S.F.	
UPPER FLOOR:	752 S.F.	
TOTAL:		1405 S.F.
GARAGE:		225 S.F.
PORCH:		30 S.F.

UNIT B:

GROUND FLOOR:	849 S.F.	
UPPER FLOOR:	580 S.F.	
TOTAL:		1429 S.F.
garage:		225 S.F.
PORCHES:		30 S.F.

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Revisions:

preliminary not for construction

5/3/2012

Consultant(s):

SWMGROUP
ARCHITECTURE | PLANNING | LANDSCAPE ARCHITECTURE
102 E. MAIN, SUITE 203
ROUND ROCK, TX 78664
T: (512) 236 9612
F: (512) 236 9613
swmgrp.com

David Whitworth Development
Lots 35a & 36 a Jeff Davis
Austin, Texas

Drawn by:	dbr
Checked by:	
Approved by:	
Job Number:	12323
Date:	5/3/2012
Submittal Type:	
FINAL	
Cad File:	
Sheet Title:	

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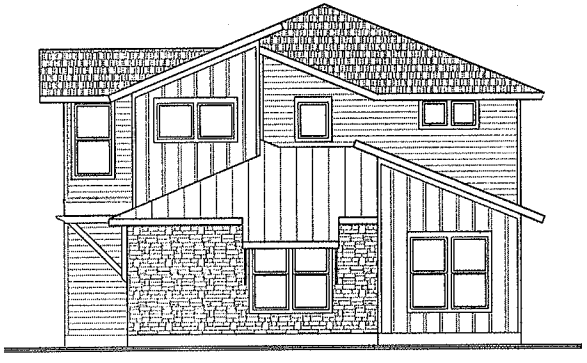

1 FRONT ELEVATION
SCALE 1/4"=1'-0"

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Revisions:

preliminary not for construction

5/3/2012

Consultant(s):

BWMGROUP
ARCHITECTURE (PLANNING)
LANDSCAPE ARCHITECTURE
102 E. MAIN, SUITE 200
ROUND ROCK, TX 78664
T: (512) 236 9012
F: (512) 236 9013
bwmgrp.com

David Whitworth Development
Lots 35a & 36 a Jeff Davis
Austin, Texas

Drawn by:	dbr
Checked by:	
Approved by:	
Job Number:	12022
Date:	5/3/2012
Submittal Type:	
FINAL	
Cad File:	
Sheet Title:	

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Austin Water Utility

Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: David Whitworth Phone: 512-294-5139 Alternate Phone: _____

Service Address: 5502 Jeff Davis

Lot: 36a Block: 4 Subdivision/Land Status: resub Broadway Tax Parcel ID No.: _____

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: 6 Number of proposed bathrooms: 3

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ___ No X

City of Austin Office Use

Water Main size: 6" Service stub size: 2" Service stub upgrade required? Y New stub size: 2"

Existing Meter number: _____ Existing Meter size: ____ Upgrade required? Y New size 2-5/8

WW Service: Septic System/On-Site Sewage Facility (OSSF) ___ or WW Collection System ✓ WW Main size: ___

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) Date Phone

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

David Whitworth 5/7/12 512-294-5139

W&WWSPV Completed by (Signature & Print name) Date Phone

OSSF (if applicable) Approved by UDS (Signature & Print name) Date Phone

AWU Representative Date 5/7/12 Phone 974-8734

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

REVIEWED

MAY 7 2012

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

B3/13

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax

Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request David Whitworth

Email dcwhitworth@hotmail.com Fax _____ Phone 512-294-5139

☒ Residential ☐ Commercial ☒ New Construction ☐ Remodeling

Project Address 5502 Jeff Davis **OR**

Legal Description lot 36A resub of E144.1FT of lot 35 + N25.2 of E144.1FT lot 36 Block 4 Broadacres DWDC Lot _____ Block _____

Who is your electrical provider? ☒ AE ☐ Other _____

☒ Overhead Service ☐ Underground Service ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)

Location of meter front/side riser

Number of existing meters on gutter 2 (show all existing meters on riser diagram)

Expired permit # _____

Comments New duplex

BSPA Completed by (Signature & Print Name) Date Phone

Approved ☒ Yes ☐ No

AE Representative Date Phone

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

AE APPROVED
MAY 07 2012
RLS 128-21

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

TAX CERTIFICATE NO 1002412

Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

B3/14

ACCOUNT NUMBER: 02-2903-0417-0000

PROPERTY OWNER:

ALLEN RICHARD
319 N REDFIELD ST
PHILADELPHIA, PA 19139-1248

PROPERTY DESCRIPTION:

E144.1FT OF LOT 35 *& N25.2 OF E14
4.1FT LOT 36 BLK 4 BROADACRES

ACRES .3227 MIN% .000000000000 TYPE

SITUS INFORMATION: 5504 JEFF DAVIS AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2011	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2011 $6,784.53

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/20/2011

Fee Paid: $10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Charlotte Thomas

THOMASC printed on 12/20/2011 @ 09:47:48:41

SCANNED

WARRANTY DEED P1/2 P3/15

ELECTRONICALLY RECORDED 2011182681
TRV 2 PGS

0991-11-2172-J61

GENERAL WARRANTY DEED

STATE OF TEXAS }
} KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS }

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AND INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT THE UNDERSIGNED, **RICHARD ALLEN**, hereinafter referred to as "Grantor" whether one or more for and in consideration of sum of TEN DOLLARS {10.00} cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed has Granted, Sold and Conveyed, and by these presents does hereby GRANT, SELL and CONVEY unto **DAVID WHITWORTH DEVELOPMENT COMPANY** referred to as "Grantee", whether one or more, the real property described herein:

The northerly 25.2 feet of the easterly 144.1 feet of Lot 36, and the southerly 74.8 feet of the easterly 144.1 feet of Lot 35, Block 4, BROADACRES, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 135, of the Plat Records of Travis County, Texas.

This conveyance, however, is made and accepted subject to any and a validly existing encumbrances, conditions and restrictions, relating to the here and above described property as now reflected by the records of the County Clerk of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with and singular the rights and appurtenances thereto in anywise belongings unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all an singular the said premises unto the said

Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

WARRANTY DEED P2/2 B3/14

EXECUTED this 1st day of December 2011

GRANTOR:

RICHARD ALLEN

Grantee's Address:

STATE OF PA }

COUNTY OF Phila }

The foregoing instrument was acknowledged before me on the 1st day of December, 2011 by RICHARD ALLEN

Notary Public, State of PA

Dai C Meeks

Printed Name of Notary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DAI C. MEEKS, Notary Public
Yeadon Boro., Delaware County
My Commission Expires July 8, 2014

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
December 14 2011 11:42 AM
FEE: $ 20.00 2011182891

B3/17

Watershed Protection Development Review

FLOODPLAIN DEVELOPMENT INFORMATION REQUEST FORM

WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

Please read the accompanying instructions, then complete the fields within this box:

Tax Parcel ID: **0229030417** Request Date: **November 28, 2011**

Property Address: **5504 JEFF DAVIS AVE**

Requestor's Name: _____

Requestor's Company: _____

Requestor's Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Ext: _____ Fax: _____

Cell Phone: _____ Pager: _____

E-mail: _____

Floodplain Information Office: Phone: **974-2843** Fax: **974-3584** Address: **City of Austin, Watershed Protection and Development Review Department, ATTN: Floodplain Information Office, P.O. Box 1088, Austin, TX, 78767-8818** E-mail: **floodinfo@ci.austin.tx.us**

To be Completed by Floodplain Information Office - (Please do not write below this line.)

25-Year Floodplain Elevation: **650.54** Feet Datum for elevation: NAVD88
100-Year Floodplain Elevation: **651.58** Feet Datum for elevation: NAVD88
Flood Study Reference: **1605 HOUSTON ST LOMR**
Comments: **HYDRAULICS FROM HOUSTON ST LOMR RUN WITH HYDROLOGY FROM 2006 MODEL**
Staff Name: Jameson Courtney **Date: November 28, 2011**

* The 25-year and 100-year floodplain elevations are used to regulate development in the floodplain within the full purpose and extra territorial jurisdiction (ETJ) of the City of Austin as established in the Land Development Code. The elevations are determined from the best available information. Official elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The City of Austin regulatory floodplains *may differ* from the FEMA flood insurance 1% annual chance floodplains. To request flood insurance floodplain information, please complete the Flood Insurance Study Information Request Form.

ON GROUND SURVEY: Official determination of a parcel's fully developed floodplain status shall be based on a comparison of the 25-year and 100-year floodplain elevations to an on-the ground topographic survey by a Texas Registered Professional Land Surveyor.

THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Flood hazard determination services are widely available from private companies. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit http://www.floodsmart.gov/floodsmart/.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at (512)974-6370.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

12/19

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

SECTION A - PROPERTY INFORMATION

For Insurance Company Use
Policy Number
Company NAIC Number

A1. Building Owner's Name RICHARD ALLEN

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
5504 JEFF DAVIS AVENUE
City AUSTIN State TX ZIP Code 78756

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
N 25 FT OF E 144.1 FT OF LOT 36 & S 74.8 FT OF E 144.1 FT OF LOT 35, BLK 4 BROADACRES PER PLAT IN V. 3, P. 135 PLAT RECORDS.

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 30°19'42.46" N Long. 97°44'16.84" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) N/A sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A8.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
a) Square footage of attached garage N/A sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
480624 - CITY OF AUSTIN	TRAVIS	TEXAS

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
48453C0455	H	09/26/2008	09/26/2008	AE	651.58

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☐ FIRM ☒ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized SEE COMMENTS Vertical Datum NAVD 88
Conversion/Comments SEE COMMENTS

			Check the measurement used.
a)	Top of bottom floor (including basement, crawlspace, or enclosure floor)	655.4	☒ feet ☐ meters (Puerto Rico only)
b)	Top of the next higher floor	655.8	☒ feet ☐ meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet ☐ meters (Puerto Rico only)
d)	Attached garage (top of slab)	N/A	☐ feet ☐ meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	653.5	☒ feet ☐ meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade next to building (LAG)	653.3	☒ feet ☐ meters (Puerto Rico only)
g)	Highest adjacent (finished) grade next to building (HAG)	653.9	☒ feet ☐ meters (Puerto Rico only)
h)	Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	653.2	☒ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name VICTOR GARZA License Number 4740

Title RPLS Company Name B & G SURVEYING, INC. PH. 512-458-6969

Address 1404 W. NORTH LOOP BLVD. City AUSTIN State TX ZIP Code 78756

STATE OF TEXAS REGISTERED VICTOR M. GARZA 4740 PROFESSIONAL LAND SURVEYOR

13/19

IMPORTANT: In these spaces, copy the corresponding information from Section A.

For Insurance Company Use:
Policy Number
Company NAIC Number

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
5504 JEFF DAVIS AVENUE

City AUSTINState TX ZIP Code 78756

B3/19

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. BENCHMARK USED: GPS BENCHMARK SET - VRS NETWORK - SQUARE CUT SET ON CURB, RIGHT SIDE OF DRIVEWAY TO 5504 JEFF DAVIS AVE. ELEV. = 652.86 NAVD 88
C2.e MACHINERY SERVICING THE BUILDING IS AN AIR CONDITIONER. C2 a-h ARE NAVD 88 DATUM
A5. LATITUDE & LONGITUDE DETERMINED USING ORTHOPHOTOGRAPHY/GIS - NOT FIELD VERIFIED

Signature VICTOR GARZA Date 11/30/11 11-30-11

☒ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____._____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____._____ ☐ feet ☐ meters (PR) Datum _____

G10. Community's design flood elevation _____._____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments

City of Austin

Demolition Permit

03/30

PERMIT NO: 2012-030559-BP

Type: RESIDENTIAL Status: Active

5504 JEFF DAVIS AVE

Issue Date: 03/30/2012 **EXPIRY DATE: 09/26/2012**

LEGAL DESCRIPTION	SITE APPROVAL	ZONING	GRID NO.
			MJ27

PROPOSED OCCUPANCY	WORK PERMITTED	ISSUED BY
Demolish a circa 1950, 1 story, 2,568 square foot duplex residence.	Demolition	

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PARKING SPACES
Existing: 2,568	$0.00		646		1	2	

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE

Contact
Applicant, David Whitworth Development Company
Owner, ALLEN RICHARD
General Contractor, David Whitworth Development Company

Telephone
(512) 294-5139
()-
(512) 294-5139

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

Fee Description	Fee Amount	Paid Date
Demolition Permit Fee	$44.00	03/30/2012
Demolition/Relocation Plan Review Fee	$25.00	03/28/2012
Total Fees:	$69.00	

Inspection Requirements
Building Inspection

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

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

Comments	Date	User
Historic Review	03/30/2012	Bryan Walker

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.

It is the responsibility of the contractor to contact the utility providers for service of disconnects prior to the structure being demolished of relocated. Relocation contractors need to contact the Austin Police Department and Austin Energy to make arrangements for routing and structure transport.

TO SCHEDULE AN INSPECTION, CALL 480-0623

Printed: 03/30/12 13:55

City of Austin

Demolition Permit

B3/21

PERMIT NO: 2012-030559-BP

Type: RESIDENTIAL Status: Active

5504 JEFF DAVIS AVE

Issue Date: 03/30/2012 **EXPIRY DATE: 09/26/2012**

LEGAL DESCRIPTION	SITE APPROVAL	ZONING	GRID NO.
			MJ27

PROPOSED OCCUPANCY	WORK PERMITTED	ISSUED BY
Demolish a circa 1950, 1 story, 2,568 square foot duplex residence.	Demolition	

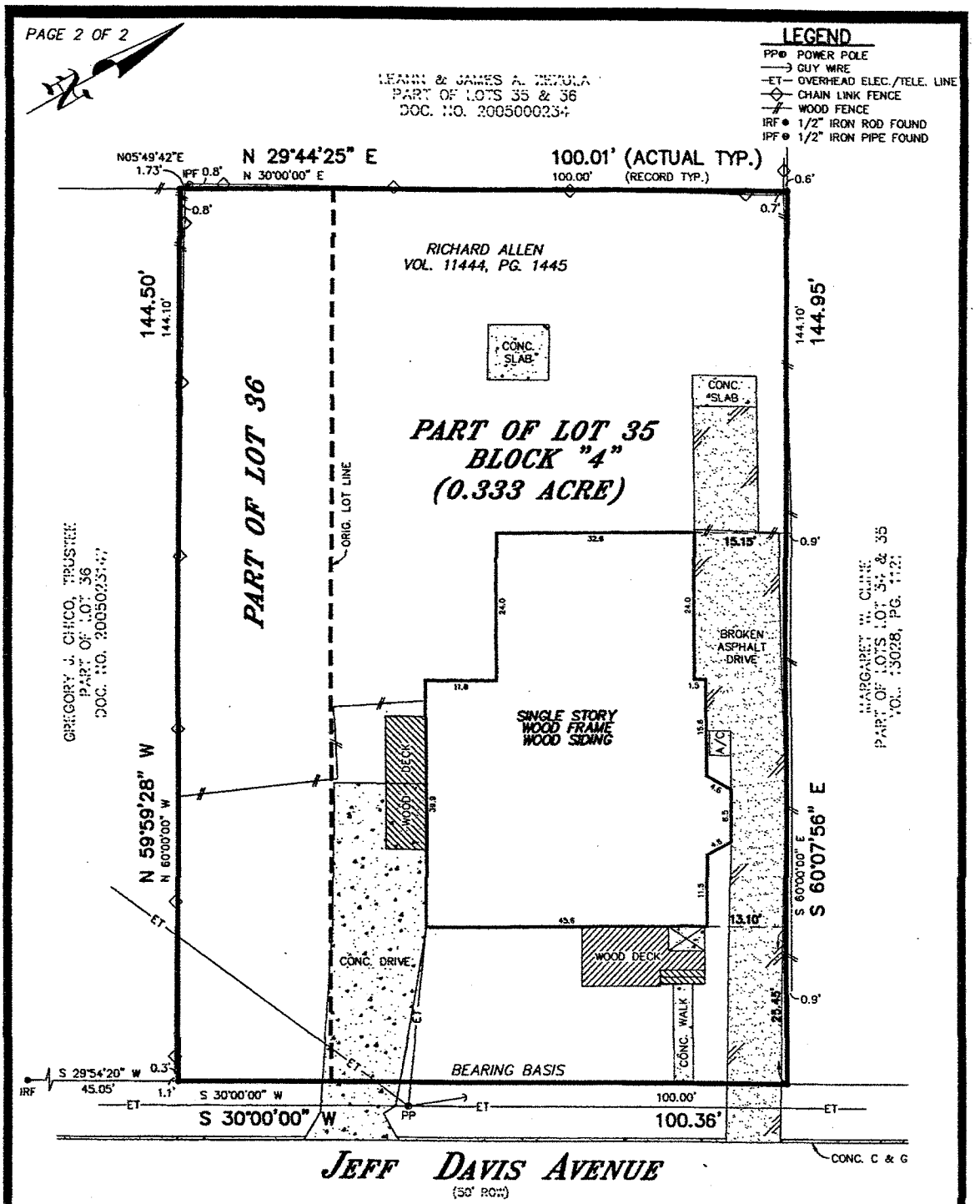
TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PARKING SPACES
Existing: 2,568	$0.00		646		1	2	

TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE

Type	Date	Status	Comments	Inspector
112 Final Building		Open		Kelly Stilwell
114 Continuance of work		Open		Kelly Stilwell
Deficiencies		Open		Kelly Stilwell

TO SCHEDULE AN INSPECTION, CALL 480-0623

Printed: 03/30/12 13:55



PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 491, PG. 175 AND VL. 573, PG. 416, DEED RECORDS.

* PART OF LOTS 35 & 36 (FIELD NOTES ATTACHED)

PLAT OF SURVEY

Survey No. 11393 SCALE: 1" = 20' GF 1117592-ILF

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0455H Dated: SEP. 26, 2008

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

LOT NO. * BLOCK NO. "4"

ADDITION OR SUBDIVISION BROADACRES, VOLUME 3, PAGE 135, PLAT RECORDS

STREET ADDRESS 5504 JEFF DAVIS AVENUE CITY AUSTIN COUNTY TRAVIS

SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE —

TO: CHICAGO TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED LESLIE VASTERLING 1410 PROFESSIONAL LAND SURVEYOR

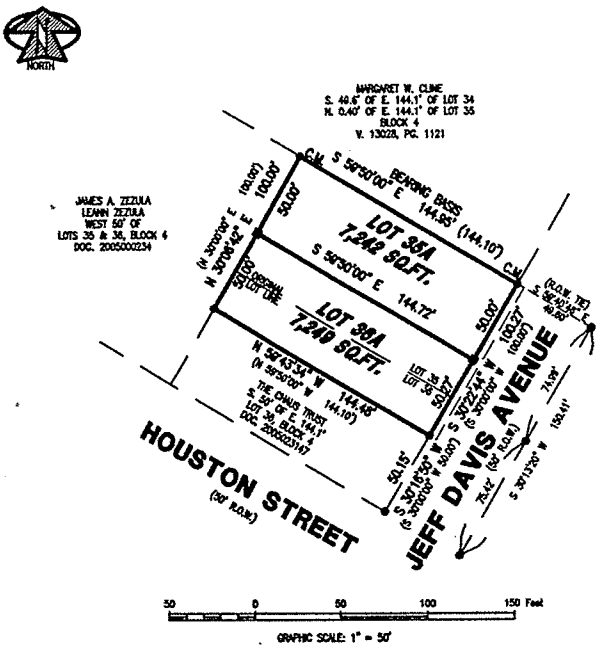
SNS ENGINEERING, INC.
9801 Anderson Mill Road, Suite 209
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) JM

632/47

Leslie Vasterling

Date: 10-31-2011

EXISTING SURVEY



AREA TABULATION

LOT 35A	7,242 SQ. FT.
LOT 36A	7,249 SQ. FT.
TOTAL AREA	14,491 SQ. FT.
OR 0.333 OF AN ACRE	

LEGEND

●	1/2" IRON PIPE FOUND
●	1/2" REBAR FOUND
⊠	CAPPED REBAR FOUND
⊡	1/2" CAPPED REBAR SET
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
( )	PER PLAT
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
------	PROPOSED SIDEWALK

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That David Whitworth Development Company, owner of the North 25.2 feet of the East 144.1 feet of Lot 36 and the South 74.8 feet of the East 144.1 feet of Lot 35, Block 4, Broadacres, A Subdivision of record in Volume 3, Page 135, of the Plat Records of Travis County, Texas, conveyed to me in instrument of record in Document Number2011182681, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as:

LOT 35A AND LOT 36A, BLOCK 4, BROADACRES SUBDIVISION-DWDC

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released, Pursuant to Chapter 212 of the Texas Local Government Code and title 25 of the Austin City code.

Witness my hand this ___ day of _____, 20___.

_____

DAVID WHITWORTH DEVELOPMENT COMPANY
3907 EDGEROCK
AUSTIN, TEXAS 78731

This instrument was acknowledged before me on _____, 20___.

Notary _____
Notary

My Commission Expires:_____

ENGINEER'S CERTIFICATE:

This Subdivision is not within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration FIRM Panel Number 48453C0445H, dated September 26, 2008 for the City of Austin, Travis County, Texas and per City of Austin Flood Study for 1605 Houston Street LOMR, dated November 28, 2011 by James Courtney.

_____

DAVID WHITWORTH DATE
REGISTERED PROFESSIONAL CIVIL ENGINEER NO. 91217
3907 EDGEROCK
AUSTIN, TEXAS 78731
(512) 294-5139

SURVEYOR'S CERTIFICATE

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

_____ Date: 12-19-11

Victor M. Garza
Registered Professional Land Surveyor No.4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 458-9845

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20 ___.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20 ___, AD.

_____

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____ 20___.

_____

BETTY BAKER, CHAIRPERSON

_____

GREGORY BOURGEOIS, SECRETARY

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE___DAY OF _____, A.D. AT _____ O'CLOCK ___M, PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20___, A.D.
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

_____ *DEPUTY*

STATE OF TEXAS
REGISTERED
VICTOR M. GARZA
4740
PROFESSIONAL SURVEYOR

GENERAL NOTES:

1. All restrictions and notes from the previous existing subdivision, "Broadacres" Subdivision, recorded in Book 3, Page 135, Plat Records, Travis County, Texas shall apply to this resubdivision plat.

2. Property owner or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection of said easements.

3. No objects, including but not limited to buildings, fences or landscaping shall be allowed in a drainage easement except as approved by the City of Austin.

4. All drainage easements on private property shall be maintained by the property owner or assigns.

5. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

6. Public sidewalks, to be built to City of Austin standards, are required along Jeff Davis Avenue. Sidewalks shall be in place prior to the lots being occupied. Failure to construct required sidewalks may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company per Land Development Code 25-6-351.

7. This subdivision is located within the Shoal Creek watershed and is classified as urban.

8. No lot will be occupied until the structure is connected to City of Austin water and wastewater utilities.

9. Building setback lines shall be in conformance with the City of Austin Land Development Code.

10. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction.

11. Erosion/Sediment controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC 25-8-181 and the Environmental Criteria Manual.

12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

13. ALL CURB CUTS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

15. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

16. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGATATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT IF AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

17. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

18. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS (PARTICIPATION IN RSMP) WAS GRANTED FOR THIS SUBDIVISION ON JANUARY ___, 2012 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

CASE # C___-2011-_____

LOT 35A AND LOT 36A, BLOCK 4
BROADACRES SUBDIVISION-DWDC

BEING A RESUBDIVISION OF THE NORTH 25.2 FEET OF THE EAST 144.1 FEET OF LOT 36 AND THE SOUTH 74.8 FEET OF THE EAST 144.1 FEET OF LOT 35, BLOCK 4, BROADACRES

B&G Surveying, Inc.
Dewey H. Burris & Associates
Surveyed by B & O Surveying, Inc.
1404 West North Loop Blvd., Austin, Texas 78756
Office 512-458-6969 – Fax 512-458-9845

12/16/11	FIELD: JESUS	SHEET
JOB # B1106311_PLAT	CALCULATIONS: TSK	1 OF 1

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
RESIDENTIAL PLAN REVIEW APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: **2012-047563 PR**
CASE MANAGER: **Edward Vigil** PHONE #: **974-2635**

PROJECT NAME: **5502 JEFF DAVIS AVE**
LOCATION:

SUBMITTAL DATE: **Monday, May 14, 2012**
FINAL REPORT DATE: **May 15, 2012**

STAFF REPORT:
This report includes all staff comments received to date concerning your most recent residential application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

Please submit revised copies of the plans and 1 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers.

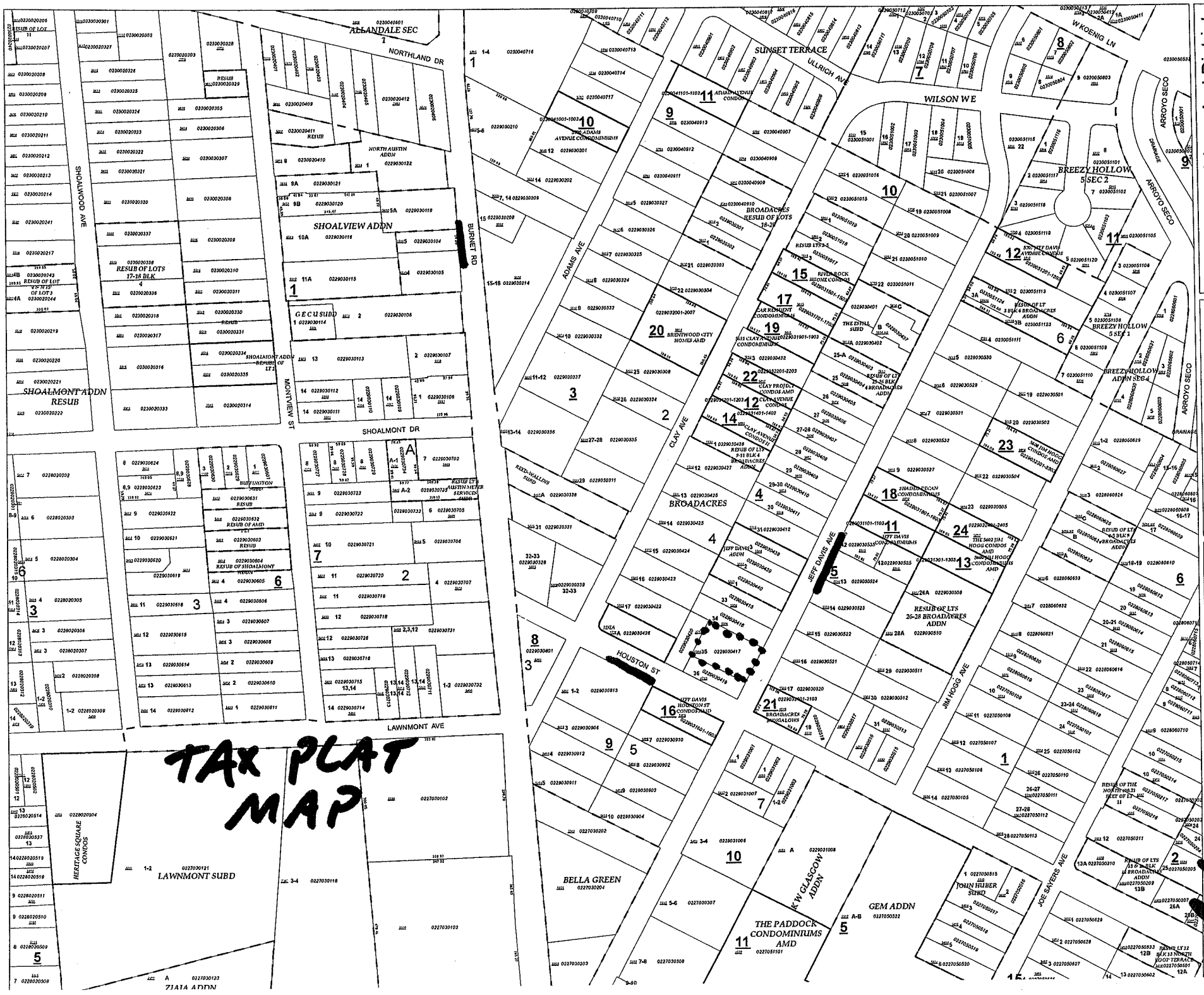
Residential Zoning Review - Edward Vigil - 974-2635

1. This application requires a subdivision review and approval from the development assistance center before any permits can be issued.
2. Once the subdivision application is approved, this application will continue with the review.
3. A floodplain review is required
4. If any trees greater than 19 inches in diameter exist on this lot a tree review is required by the tree arborist located on the 4th floor.
5. Revise page 2 of the application to include covered porches, balcony, etc. whatever is missing and shown on the site plan.
6. This site is only allowed up to a 200 foot exemption for parking. Revise page 3 of the application.
7. This application is over on gross floor area. The maximum allowed is 40% of the total lot size.
8. A unified development agreement will be required if the subdivision process is not approved.
9. I am unable to complete a thorough review of building cover, impervious cover and gross floor area until a revised application is submitted for review.
10. This site is within the McMansion boundaries which triggers the McMansion requirements to the site plan and building elevations. Revise plans to show these.

25 FT

Plot Plan: existing, proposed. Adjacent

B3/4



Travis Central Appraisal District

8314 Cross Park Drive
Austin, Texas 78754

P.O. Box 149012
Austin, Texas 78714

Internet Address: www.traviscad.org

Main Telephone Number (512)-834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD_1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

Italic = 100 scale map
Thin = 100 scale map
Bold = 400 scale map

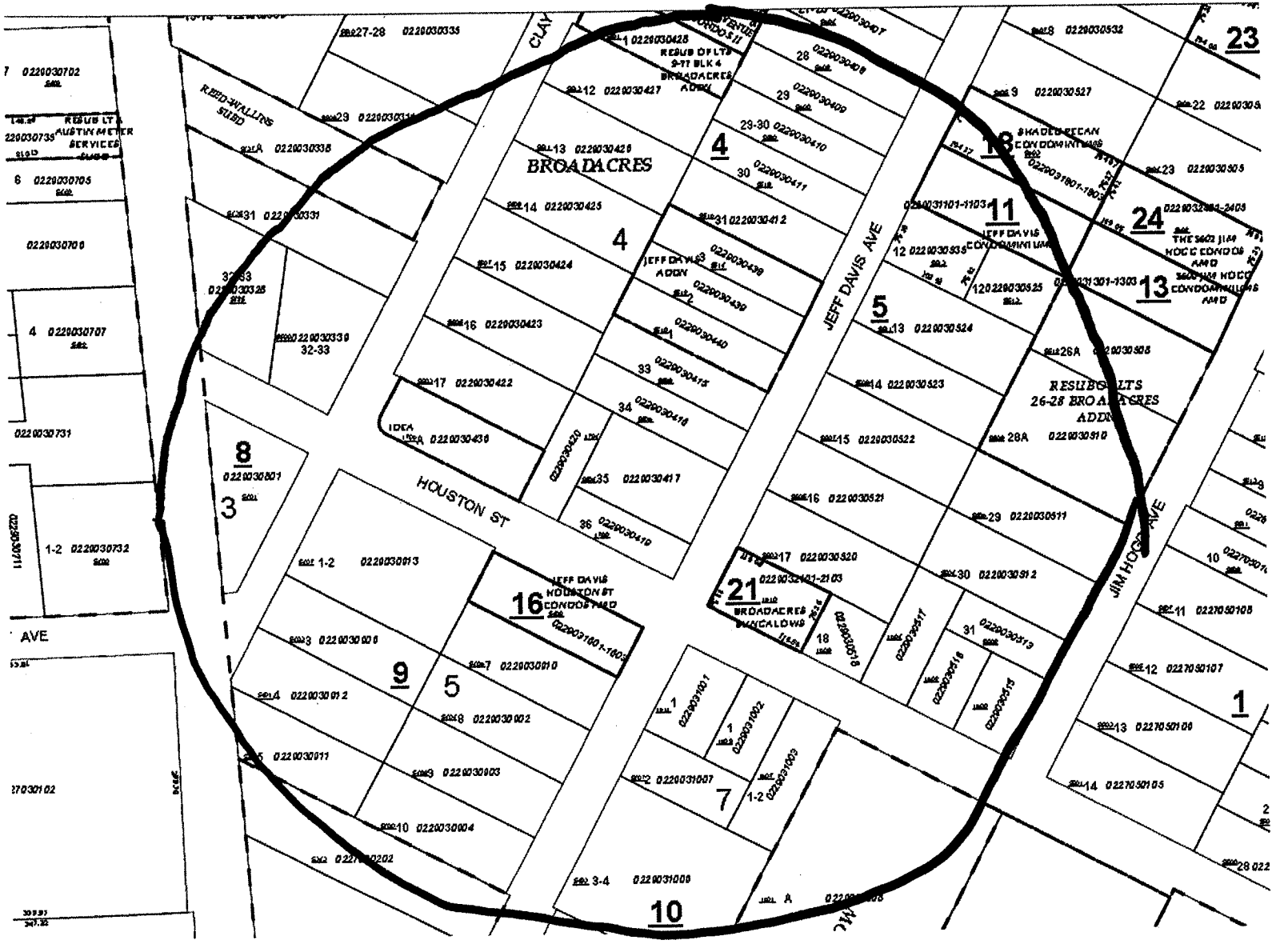
0 120 Feet

Revision Date
5/

2 2903

100' SCALE

TAX PLAT MAP 500' RADIUS



PROPERTIES WITHIN 500FT OF 5502 & 5504 JEFF DAVIS

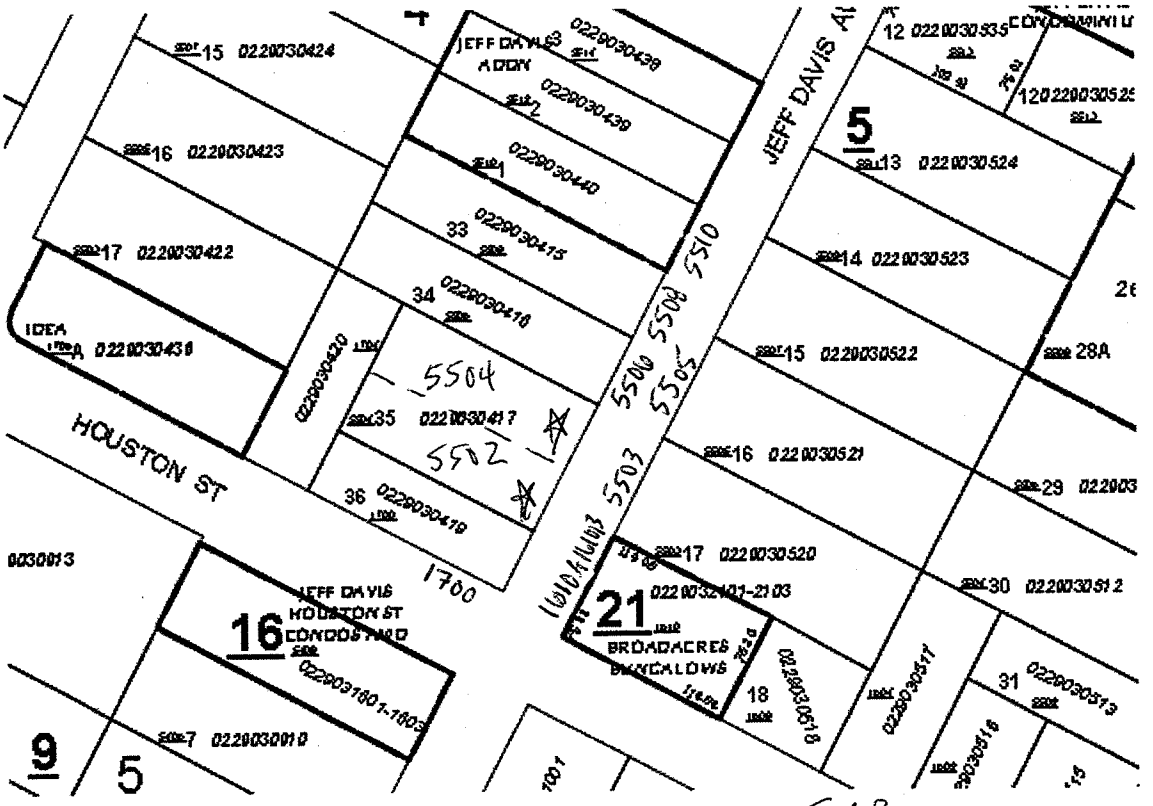
Address	Street	Lot SF	SF	FAR
5317	jeff davis	32298	16300	**50%**
5400	jeff davis	13580	0	
5402	jeff davis	13237	7696	**58%**
5403	jeff davis	32298	20760	**64%**
5404	jeff davis	13230	0	
5406	jeff davis	13237	6722	**51%**
5407	jeff davis	8102	1712	21%
5408	jeff davis	6151	2552	**41%**
5503	jeff davis	14465	1016	7%
5504	jeff davis	14058	2493	18%
5505	jeff davis	14724	3111	21%
5506	jeff davis	9923	940	9%
5507	jeff davis	14678	1786	12%
5508	jeff davis	9882	744	8%
5509	jeff davis	14704	1621	11%
5510	jeff davis	9779	1792	18%
5511	jeff davis	14776	1628	11%
5512	jeff davis	9165	1768	19%
5513	jeff davis	14593	3534	24%
5514	jeff davis	9155	1740	19%
5516	jeff davis	11640	951	8%
5518	jeff davis	9964	2374	24%
5520	jeff davis	9878	832	8%
5600	jeff davis	9893	1232	12%
5601	jeff davis	7298	2538	35%
5602	jeff davis	9872	1494	15%
5603a	jeff davis	8225.5	2387	29%
5603b	jeff davis	8225.5	2278	28%
5605	jeff davis	16451	1184	7%

Address	Street	Lot SF	SF	FAR
1600	houston	7454	1209	16%
1601-1	houston	5462	2005	37%
1601-2	houston	5462	1840	34%
1601-3	houston	5462	1896	35%
1601-4	houston	5462	2200	**40%**
1601-5	houston	5462	1771	32%
1601-6	houston	5462	1746	32%
1602	houston	6028	1580	26%
1604	houston	9005	1062	12%
1607	houston	10013	832	8%
1608	houston	5733	1076	19%
1609	houston	6536	776	12%
1610-A	houston	4511	802	18%
1610-B	houston	4511	1384	31%
1611	houston	8306	1236	15%
1700	houston	6534	4350	**67%**
1704	houston	7019	1196	17%
1706	houston	11375	3360	30%
5343	burnet	21780	1470	7%
5353	burnet	11970	5040	**42%**
5401	burnet	12564	864	7%
5425	burnet	17726	4068	23%
5435	burnet	20109	10650	**53%**
5437	burnet	23171	0	

Address	Street	Lot SF	SF	FAR
5401	clay ave	13580	3660	27%
5403	clay ave	13580	1900	14%
5407	clay ave	27174	6489	24%
5500	clay ave	14984	7776	**52%**
5503	clay ave	14513	871	6%
5505	clay ave	14492	1728	12%
5507	clay ave	14562	1466	10%
5508	clay ave	13837	7148	**52%**
5509	clay ave	14472	806	6%
5510	clay ave	29193	18312	**63%**
5511	clay ave	14513	2234	15%
5513	clay ave	14526	2680	18%
5601	clay ave	10590	768	7%
5603A	clay ave	5176	1935	37%
5603B	clay ave	5176	2198	**42%**
5502	jim hogg	6541	560	9%
5504	jim hogg	14382	1408	10%
5506	jim hogg	14562	1724	12%
5508	jim hogg	2494	0	
5512	jim hogg	18154	6293	35%
5600A	jim hogg	3450	1978	**57%**
5600B	jim hogg	3450	2038	**59%**
5600C	jim hogg	3450	2505	**73%**
5600D	jim hogg	3450	2088	**61%**
5602A	jim hogg	3560	2158	**61%**
5602B	jim hogg	3560	2174	**61%**
5602C	jim hogg	3560	2150	**60%**
5602D	jim hogg	3560	2150	**60%**

77 TOTAL PROPERTIES NOT INCLUDING PARKING LOTS
21 PROPERTIES OVER 40% FAR

FAR WITHIN 500'



		LOT	SF	FAR
1700	Houston	6534	4350	67%
5506	Jeff Davis	9923	940	9%
5508	Jeff Davis	9882	744	8%
5510	Jeff Davis	9779	1792	18%
				18%
1610 A	Houston	4511	802	
1610 B	Houston	4511	1384	31%
5503	Jeff Davis	14465	1016	7%
5505	Jeff Davis	14724	3111	21%

4 Adjacent Properties Calculations

1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

3/3

B3/31

Building and Standard Commission
Penalty Statement
May 2, 2012

Address: 5504 Jeff Davis Ave., Bldg. A

Order Start Date: 11/04/2011	**Amount Assessed**
Days to Comply with Ordered Repair Order: 30 Ordered Weekly Penalty for Non-Compliance: $250.00 Penalties Start Date: 12/04/2011 Estimated End Date: 05/31/2012 ***Penalties continue to accrue until compliance is verified.***	$6,392.86
Total Amount Due	**$6,392.86**

Mailing Address: City of Austin
Code Compliance
BSC Coordinator
P.O. Box 1088
Austin, Texas 78767-1088

Total Code Compliance Fine Due upon demolition

BB/32

City of Austin

Founded by Congress, Republic of Texas 1839
Code Compliance Department
P.O. Box 1088, Austin, Texas 78767 - 1088

November 4, 2011

Building and Standards Commission
Notice of Order
via Certified Mail # 7007 2560 0001 7117 7535

Justin DonJuan
1808 Cinnamon Path
Austin, Texas 78704

RE: 5504 Jeff Davis Avenue, Unit A
Legally described as E144.1FT OF LOT 35 *& N25.2 OF E144.1FT LOT 36 BLK 4 BROADACRES
Zoned as SF-3-NP

Dear Justin DonJuan:

On October 26, 2011, the Building and Standards Commission met at City Hall, Boards and Commissions Room, Room 1101, located at 301 West 2nd Street, Austin, Texas for a hearing on the property indicated above and came to a decision. The Commission issued the attached ORDER on this property, which will be filed in the Deed Records of Travis County, Texas, and constitutes a BINDING ORDER against the property owner.

A determination made under this chapter is final and binding and constitutes prima facie evidence of the penalty and may only be appealed through the court of competent jurisdiction in a civil suit and in accordance with state law.

If you require further information, please call me at (512) 974-1974 or send a fax to (512) 974-9049.

Sincerely,

Christopher Moore, BSC Coordinator
Buildings and Standards Commission
Code Compliance Department
Case CL-2011-084812

CODE COMPLIANCE

Case No. CL-2011-084812
In the Matter of
5504 Jeff Davis Ave Bldg A
Austin, Texas 78756

B3/33

Before the Building
and Standards Commission
of the City of Austin, Texas

State of Texas
County of Travis

ORDER of the Building and Standards Commission of the City of Austin, Texas

On October 26, 2011, under the authority of Chapters 54 and 214 of the Texas Local Government Code, the Building and Standards Commission of the City of Austin, Texas, considered the property indicated in PROPERTY IDENTIFICATION.

The owner of the property, as described in Owner Identification of the Findings of Fact, was represented by Justin Don Juan of Castle Hill Investments.

The Commission makes the following Findings of Fact and Conclusions of Law and enters the following Order:

A. FINDINGS OF FACT

I. PROPERTY IDENTIFICATION

The property which is the subject of this proceeding is located at 5504 Jeff Davis Ave Bldg A, Austin, Texas.

The property is legally known as E144.1FT OF LOT 35 *& N25.2 OF E144.1FT LOT 36 BLK 4 BROADACRES.

II. OWNER IDENTIFICATION

By copy of the Travis Central Appraisal District records, Richard Allen is the title owner.

III. INSPECTION INFORMATION

On August 9, 2011 the premise was inspected by Code Compliance Investigator Doug Baggett for the City of Austin. Investigator Baggett found numerous exterior deficiencies; however, because this is a duplex, he wanted make contact with the tenant of Side B and schedule an interior inspection for side B. After making a phone call to tenant of side B, an appointment was made for August 24, 2011.

IV. NOTICES OF VIOLATION

The Code Compliance Department of the City of Austin provided the following notification of violation(s):

To Richard Allen (Owner)
Mail sent regular on August 29, 2011.
Mail sent certified 7011 0470 0001 3085 0056 on August 29, 2011.
Returned unexecuted on September 26, 2011.

V. APPEAL INFORMATION

No appeal has been received by the Building Official's Designee to the Commission.

CODE COMPLIANCE

B3/34

VI. NOTICES OF HEARING

The Code Compliance Department of the City of Austin provided the following notification of hearing:

To Richard Allen (Owner)

Mail sent certified 7011 1150 0001 4287 5401 - RA on October 6, 2011.
Have not received back the returned receipt for the mail sent certified to the property owner.
Mail sent regular Reg - RA on October 6, 2011.
Mail sent certified 7011 1150 0001 4287 5418 - AB on October 6, 2011.
Mail sent regular Reg - AB on October 6, 2011.
The returned receipt was signed by Tara Butler and returned on October 11, 2011.
By posting on the premise on October 7, 2011.
By publication in the Austin American Statesman on Sunday, October 16, 2011.

VII. VIOLATIONS

Richard Allen has failed to take the actions necessary for maintaining the premises in compliance with City Code.

The following condition(s) of the premises violate the identified subsections of the International Property Maintenance Code, adopted by reference in sections 25-12-211 et seq. of the Austin City Code:

§108.1.5.5: The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

§304.2: All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.

§305.6: Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks as intended by the manufacturer of the attachment hardware.

VIII. PERMITS SECURED

No permit has been secured for this property.

B. CONCLUSIONS OF LAW

Notice of Violation for 5504 Jeff Davis Avenue, Austin, Texas was served as described in this Findings of Fact section A.IV in accordance with applicable laws and ordinance.

Notice of the hearing before the Building and Standards Commission for 5504 Jeff Davis, Austin, Texas was served as described in this Findings of Fact, section A.VI in accordance with applicable laws and ordinance.

Due to the condition(s) of the residential duplex described in section A of this Findings of Fact, the property located at 5504 Jeff Davis Avenue, Austin, Texas is in violation of the International Property Maintenance Code, adopted by reference in sections 25-12-211 et seq. of the Austin City

CODE COMPLIANCE

B3/35

Code and is therefore a public nuisance and dangerous with substandard conditions.

C. RECOMMENDED ORDER

That you adopt the Findings of Fact and Conclusions of Law for this property.

That you order any necessary permits be secured.

That you order repaired within 30 days of the date the Order is mailed to the owner. All repairs or modifications shall meet or exceed the requirements of all applicable codes. The owner or owner's representative shall request inspection(s) to verify compliance. After 30 days, a penalty of $250 per week shall be assessed until work is completed with final inspections passed.

TRANSFER OF PROPERTY: When an Order has been filed in the deed records, execution of the Order is not affected by transfer of the property. A person acquiring an interest in the property after an Order has been filed is subject to the requirements of the Order.

SIGNED:

David Brown
David Brown, Chair
Building and Standards Commission

11/3/2011
Date

SWORN and SUBSCRIBED before me this 3rd day of November, 2011.

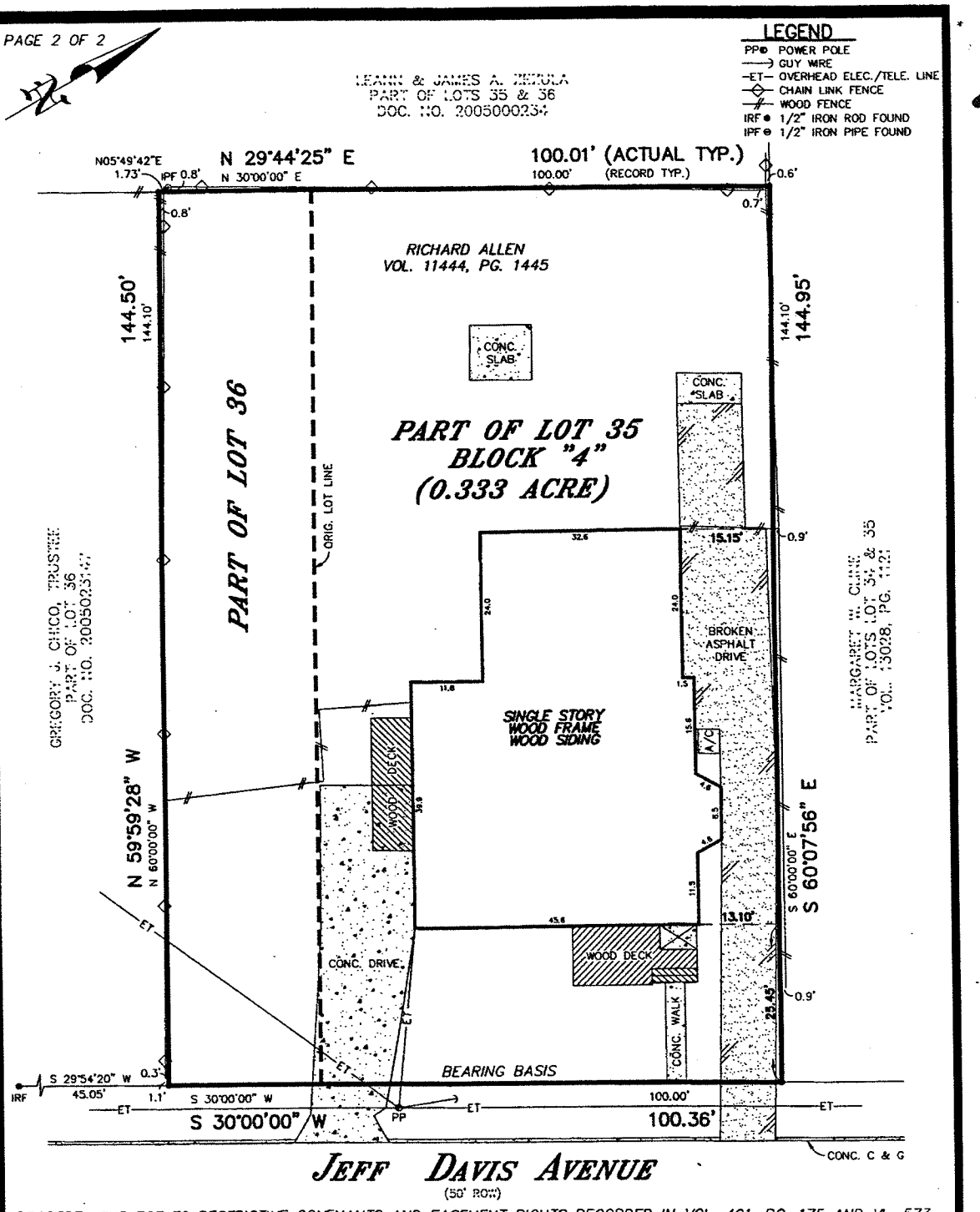
Tiffany A. Hodge
Notary Public In and For the State of Texas

Return to: City of Austin
Code Compliance Department
P.O. Box 1088, Austin, Texas 78767 - 1088
ATTN: Christopher Moore, BSC Coordinator

TIFFANY A. HODGE
MY COMMISSION EXPIRES
September 14, 2012

CODE COMPLIANCE

B3/36



PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 491, PG. 175 AND VL. 573, PG. 416, DEED RECORDS.

* PART OF LOTS 35 & 36 (FIELD NOTES ATTACHED)

PLAT OF SURVEY

Survey No. 11393 SCALE: 1" = 20' GF 1117592-ILF

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 48453C 0455H Dated: SEP. 26, 2008

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

LOT NO. * BLOCK NO. "4"

ADDITION OR SUBDIVISION BROADACRES, VOLUME 3, PAGE 135, PLAT RECORDS

STREET ADDRESS 5504 JEFF DAVIS AVENUE CITY AUSTIN COUNTY TRAVIS

SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE —

TO: CHICAGO TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED LESLIE VASTERLING 1413 PROFESSIONAL LAND SURVEYOR

Leslie Vasterling

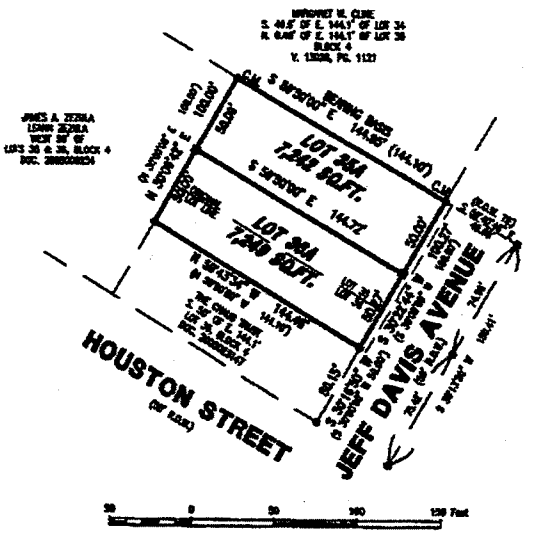
Date: 10-31-2011

SNS ENGINEERING, INC.
9801 Anderson Mill Road, Suite 209
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) JM

632/47

EXISTING SURVEY

B3/37



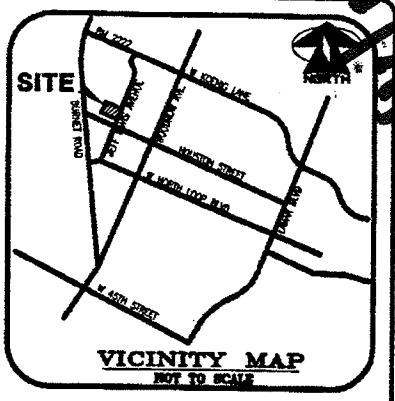
AREA TABULATION

LOT 35A – 7,312 SQ. FT.
LOT 36A – 7,348 SQ. FT.

TOTAL AREA 14,661 SQ. FT.
OR 0.3365 OF AN ACRE

LEGEND

	1/2" IRON PIPE FOUND
	1/2" IRON FOUND
	CUT'D SQUARE FOUND
	1/2" CAPPED IRON SET
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
( )	PER PLAT
E.E.	ELECTRIC EASEMENT
R.O.W.	RIGHT OF WAY
	PROPOSED CONTOUR



STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That David Whitworth Development Company, owner of the North 25.2 feet of the East 144.1 feet of Lot 36 and the South 74.8 feet of the East 144.1 feet of Lot 35, Block 4, Broadacres, A Subdivision of record in Volume 3, Page 135, of the Plat Records of Travis County, Texas, conveyed to me in instrument of record in Document Number2011182681, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as:

LOT 35A AND LOT 36A, BLOCK 4, BROADACRES SUBDIVISION-DWDC

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released. Pursuant to Chapter 212 of the Texas Local Government Code and title 25 of the Austin City code.

Witness my hand this ___ day of _____, 20___.

_____
DAVID WHITWORTH DEVELOPMENT COMPANY
3907 EDGEROCK
AUSTIN, TEXAS 78731

This instrument was acknowledged before me on _____, 20___.

Notary _____
Notary

My Commission Expires:_____

ENGINEER'S CERTIFICATE:

This Subdivision is not within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration FIRM Panel Number 48453C0445H, dated September 26, 2008 for the City of Austin, Travis County, Texas and per City of Austin Flood Study for 1605 Houston Street LOMR, dated November 28, 2011 by James Courtney.

_____
DAVID WHITWORTH DATE
REGISTERED PROFESSIONAL CIVIL ENGINEER NO. 91217
3907 EDGEROCK
AUSTIN, TEXAS 78731
(512) 294-5138

SURVEYOR'S CERTIFICATE

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Date: 12-19-11

Victor M. Garza
Registered Professional Land Surveyor No.4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 458-9845

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20___.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20___, AD.

_____
GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____ 20___.

_____
BETTY BAKER, CHAIRPERSON

_____
GREGORY BOURGEOIS, SECRETARY

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE____DAY OF _____, ____ A.D. AT _____ O'CLOCK ___M, PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____ 20___ A.D.
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

_____

STATE OF TEXAS
REGISTERED
VICTOR M. GARZA
4740
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. All restrictions and notes from the previous existing subdivision, "Broadacres" Subdivision, recorded in Book 3, Page 135, Plat Records, Travis County, Texas shall apply to this resubdivision plat.

2. Property owner or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection of said easements.

3. No objects, including but not limited to buildings, fences or landscaping shall be placed in a drainage easement except as approved by the City of Austin.

4. All drainage easements on private property shall be maintained by the property owner or assigns.

5. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

6. Public sidewalks, to be built to City of Austin standards, are required along Jeff Davis Avenue. Sidewalks shall be in place prior to the lots being occupied. Failure to construct required sidewalks may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company per Land Development Code 25-6-351.

7. This subdivision is located within the Shoal Creek watershed and is classified as urban.

8. No lot will be occupied until the structure is connected to City of Austin water and wastewater utilities.

9. Building setback lines shall be in conformance with the City of Austin Land Development Code.

10. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction.

11. Erosion/Sediment controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC 25-8-181 and the Environmental Criteria Manual.

12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

13. ALL CURB CUTS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

15. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

16. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT IF AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

17. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

18. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS (PARTICIPATION IN ROMP) WAS GRANTED FOR THIS SUBDIVISION ON JANUARY ___, 2012 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

CASE # C___-2011-_____

LOT 35A AND LOT 36A, BLOCK 4 BROADACRES SUBDIVISION-DWDC

BEING A RESUBDIVISION OF THE NORTH 25.2 FEET OF THE EAST 144.1 FEET OF LOT 36 AND THE SOUTH 74.8 FEET OF THE EAST 144.1 FEET OF LOT 35, BLOCK 4, BROADACRES
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

B&G Surveying, Inc.
Denny H. Burris & Associates
Designed by: B & G Surveying, Inc.
1404 West North Loop Blvd., Austin, Texas 78756
Office: 512-458-6969 – Fax: 512-458-9845

12/19/11	FIELD: JESUS	SHEET
JOB # B110311_PLAT	CALCULATIONS: TJK	1 OF 1
SCALE: 1"=50'	DRAFTING: TJK	

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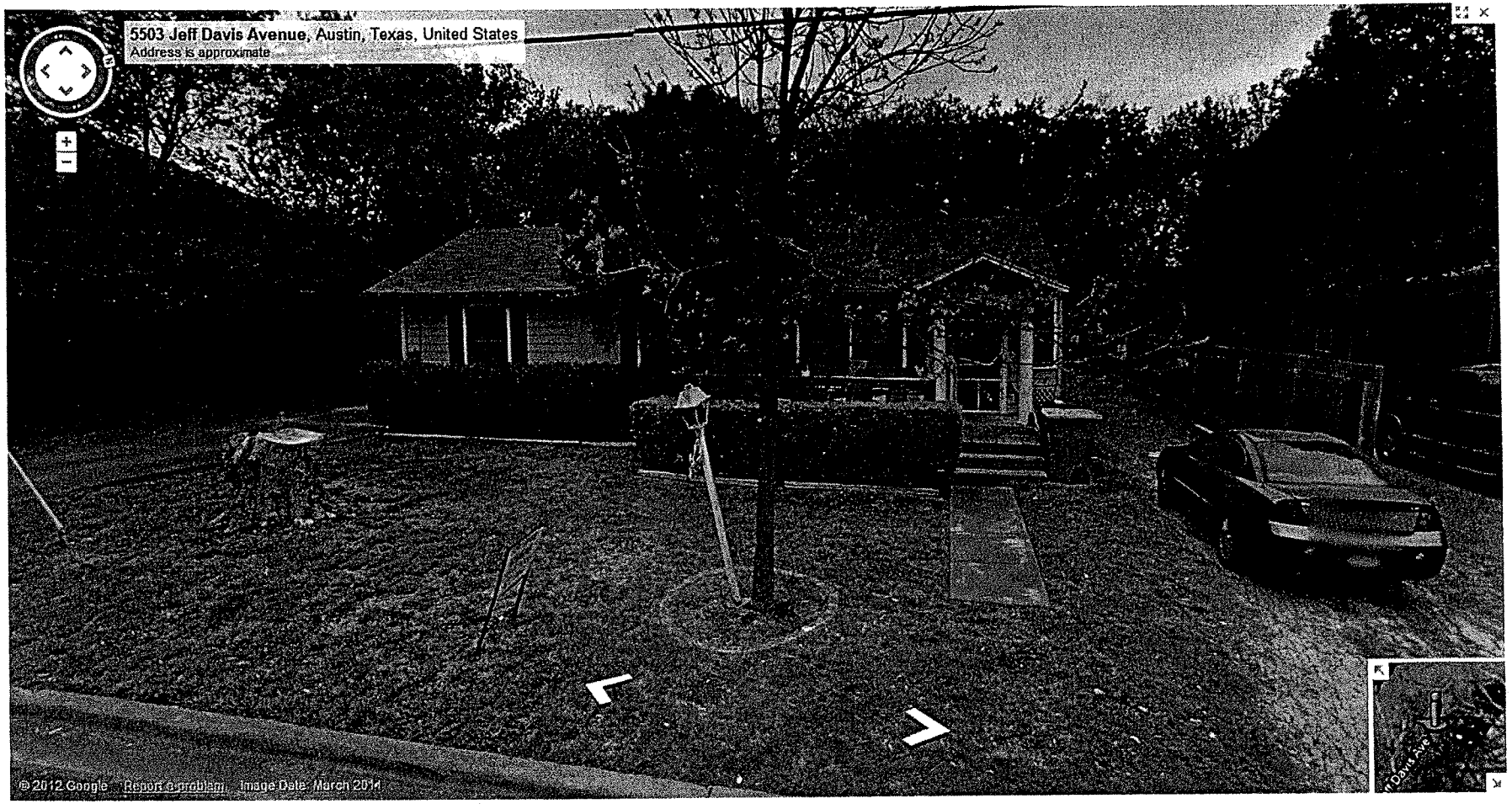
Google 5504 jeff davis austin texas

Aerial View 1" = 100'

≈ 500' RADIUS

AERIAL VIEW 1"=200'

B3/39

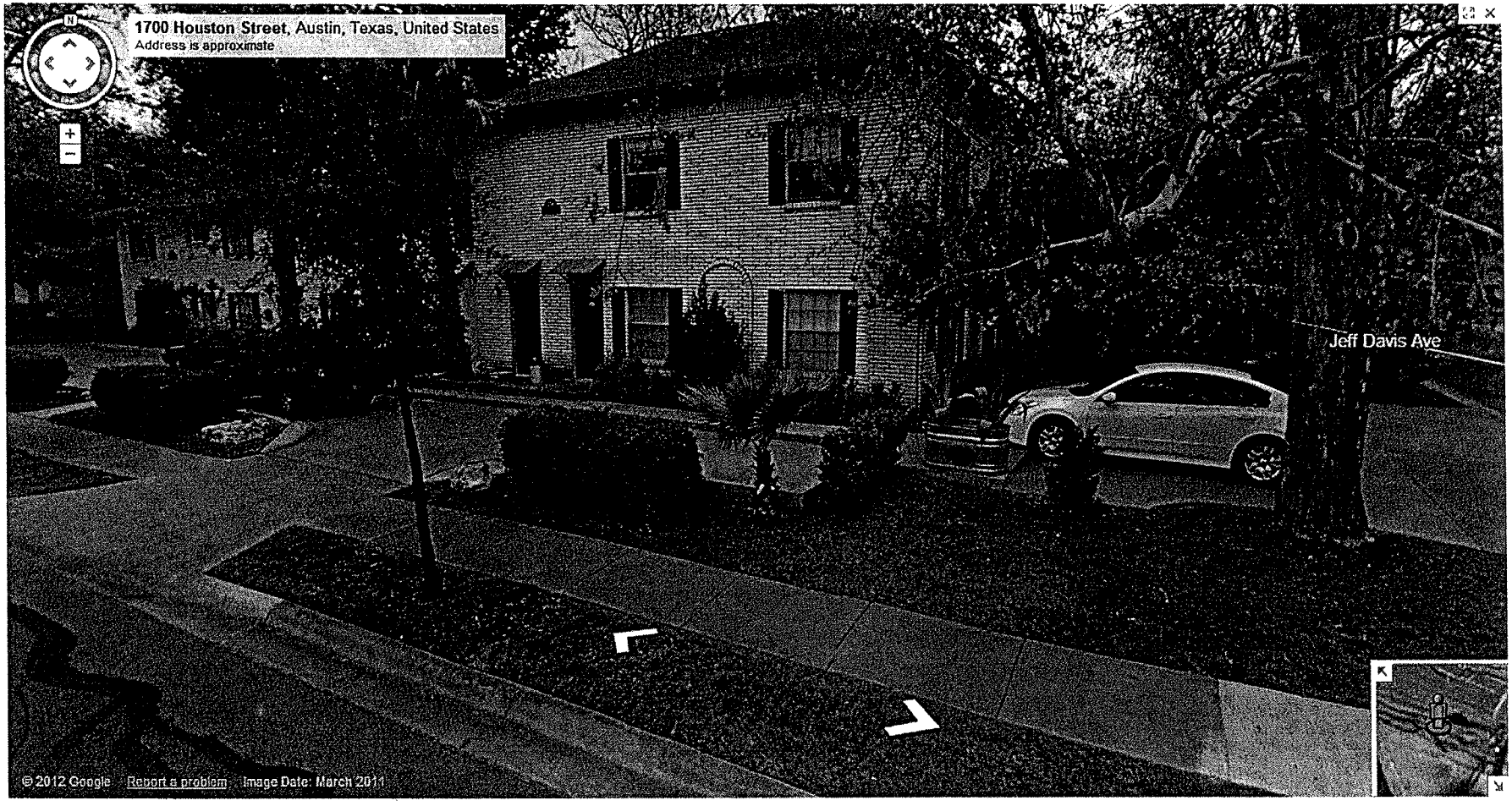


EXISTING CONDEMNED HOUSE / DUPLEX AT SITE

B3

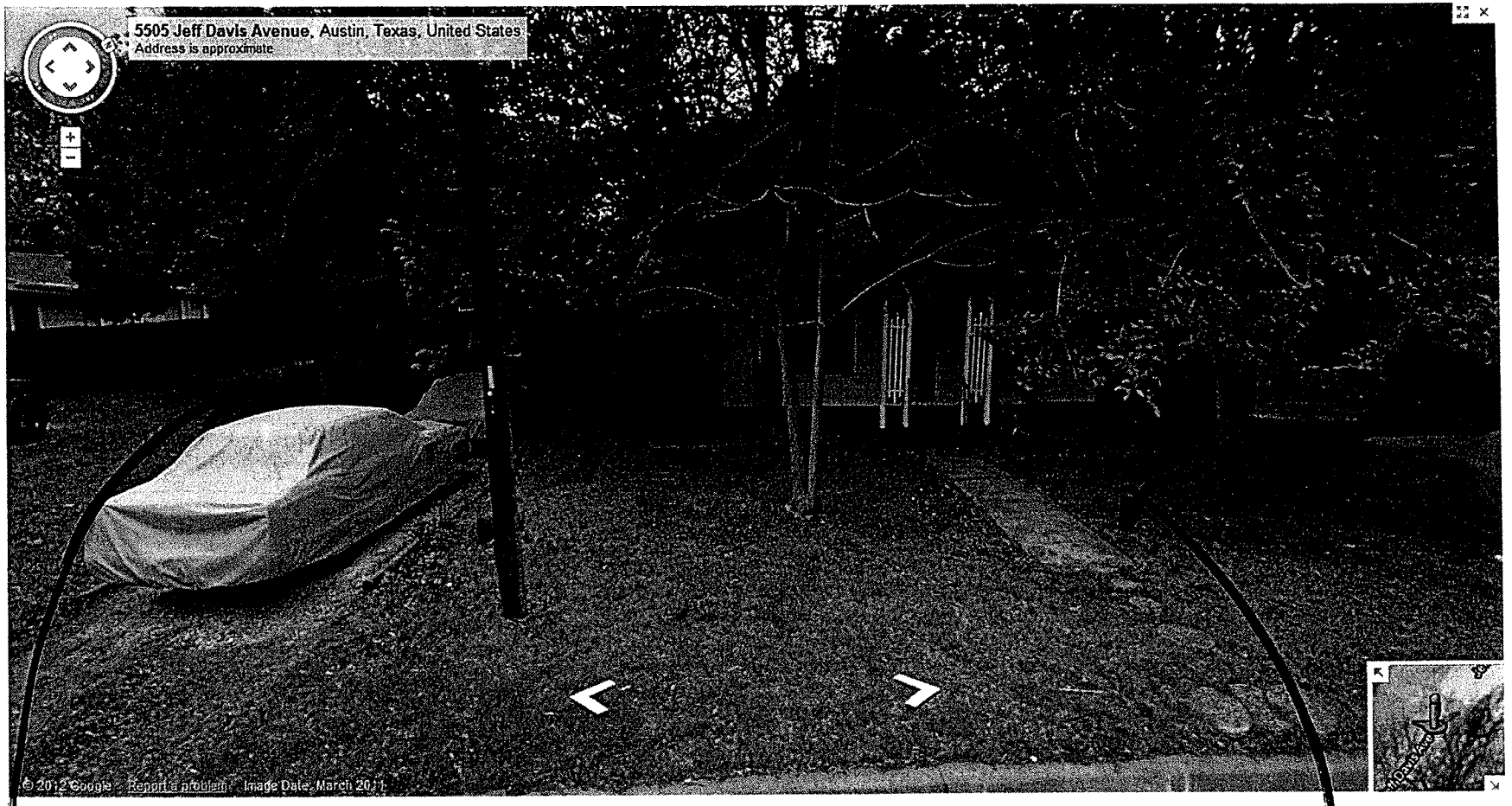
ADJACENT NEIGHBOR
TO WEST 1 of 4

B3
41



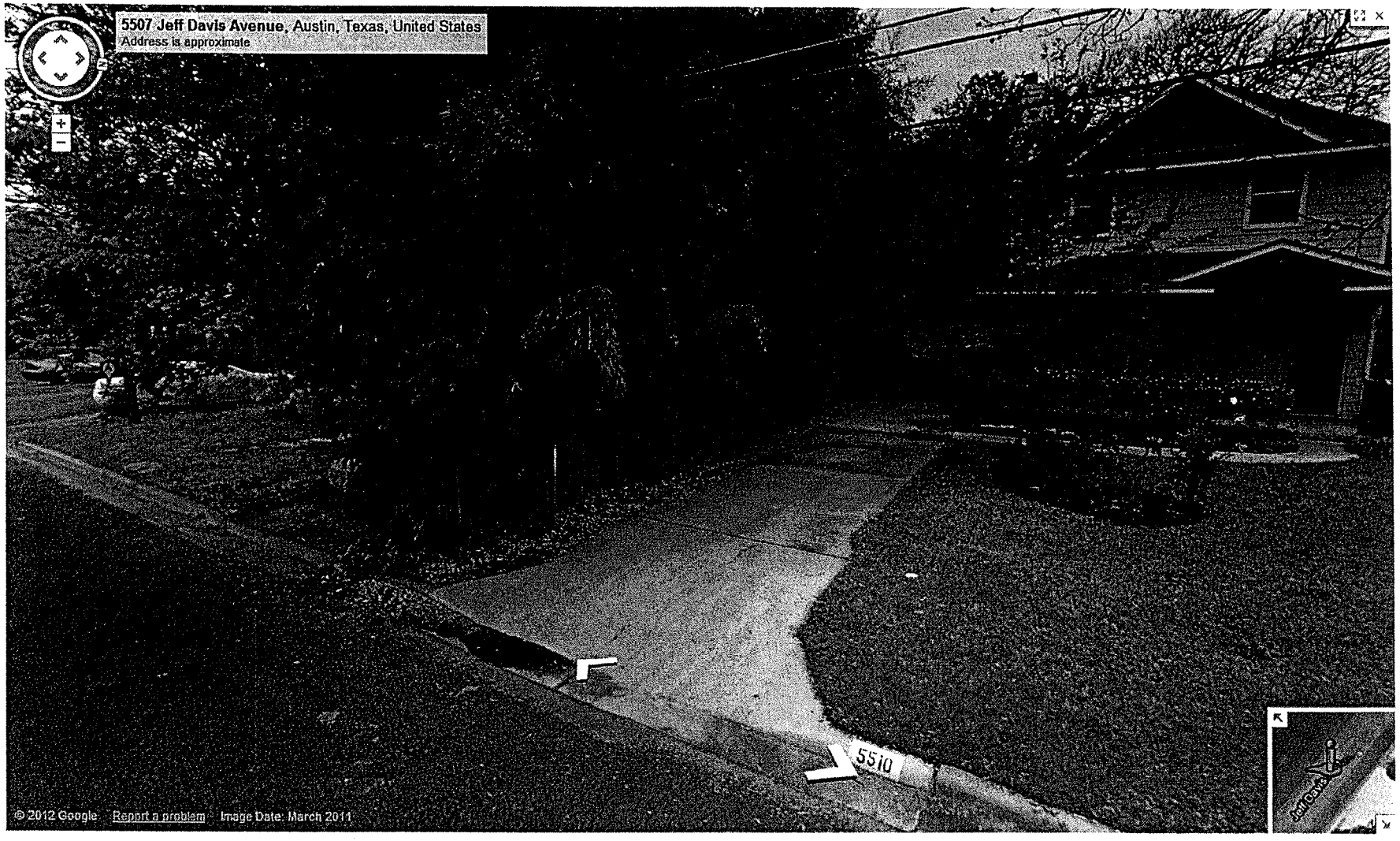
Adjacent neighbor to South
(Apartments) 1 of 4

B3/42



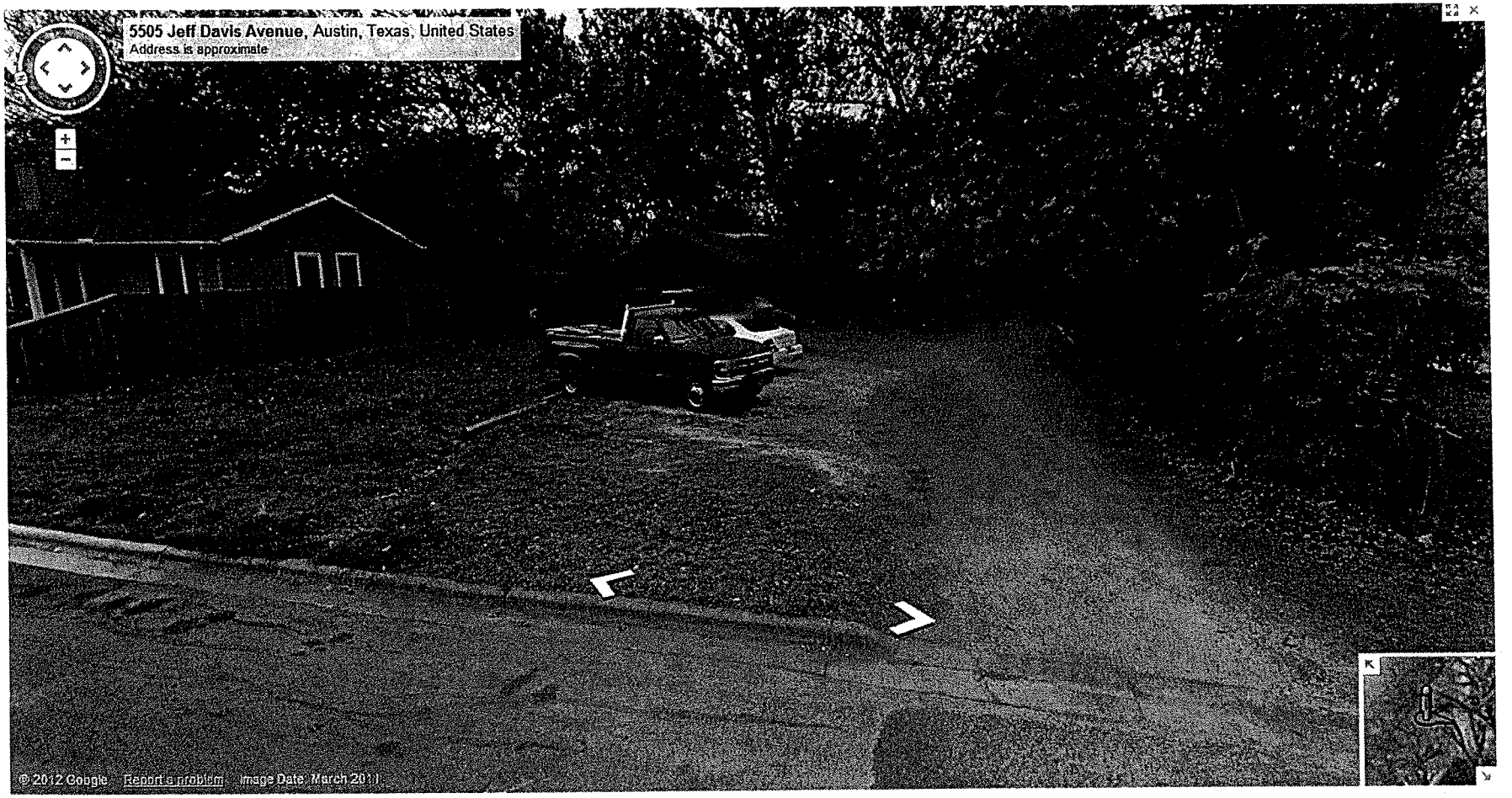
Adjacent Neighbor to North
(1 of 4)

2nd house
to North
(1 of 4)



3rd house to North (1 of 4)

B3
4/4



Duplex Across Street
(1 of 4)

B3