

5505 Jim Hogg Existing Structure; Built 1941



Travis CAD

Property Search Results > 227722 FREEFLIGHT HOLDINGS LLC for Year 2014

Property

Account

Property ID: 227722 Legal Description: LOT 12 BLK 9 BROADACRES
 Geographic ID: 0227050107 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 5505 JIM HOGG AVE Mapsco: 555B
 TX 78756
 Neighborhood: BRENTWOOD Map ID: 022601
 Neighborhood CD: Y2000

Owner

Name: FREEFLIGHT HOLDINGS LLC Owner ID: 1458214
 Mailing Address: % Ownership: 100.000000000000%
 6200 CARY DR
 AUSTIN, TX 78757-2704

Exemptions:

Values

(+) Improvement Homesite Value: + N/A
 (+) Improvement Non-Homesite Value: + N/A
 (+) Land Homesite Value: + N/A
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
 (+) Agricultural Market Valuation: + N/A N/A
 (+) Timber Market Valuation: + N/A N/A
 (=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: - N/A
 (=) Appraised Value: = N/A
 (-) HS Cap: - N/A
 (=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: FREEFLIGHT HOLDINGS LLC
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A

Taxes w/o Exemptions:

N/A

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	792.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
1ST	1st Floor	WW - 3+		1941	792.0		
011	PORCH OPEN 1ST F	* - 3+		1941	32.0		
095	HVAC RESIDENTIAL	* - *		1941	792.0		
251	BATHROOM	* - *		1941	2.0		
512	DECK UNCOVERED	* - 3+		1941	288.0		
571	STORAGE DET	WW - 1+		1941	200.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.3266	14226.23	75.20	194.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$43,712	\$149,600	0	193,312	\$0	\$193,312
2012	\$34,472	\$149,600	0	184,072	\$0	\$184,072
2011	\$37,670	\$176,000	0	213,670	\$0	\$213,670
2010	\$34,472	\$176,000	0	210,472	\$0	\$210,472
2009	\$887	\$209,000	0	209,887	\$0	\$209,887

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/12/2009	CD	CORRECTION DEED	STRAUB BEVERLY R	FREEFLIGHT HOLDINGS LLC			2009191869TR
2	2/27/1998	WD	WARRANTY DEED	PARSONS DOROTHY SHAY	STRAUB BEVERLY R	13134	01712	
3	5/22/1996	CS	CONTRACT OF SALE	BOATRIGHT G J	PARSONS DOROTHY SHAY	00000	00000	

Questions Please Call (512) 834-9317

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This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.3

Database last updated on: 3/4/2014 3:43 AM


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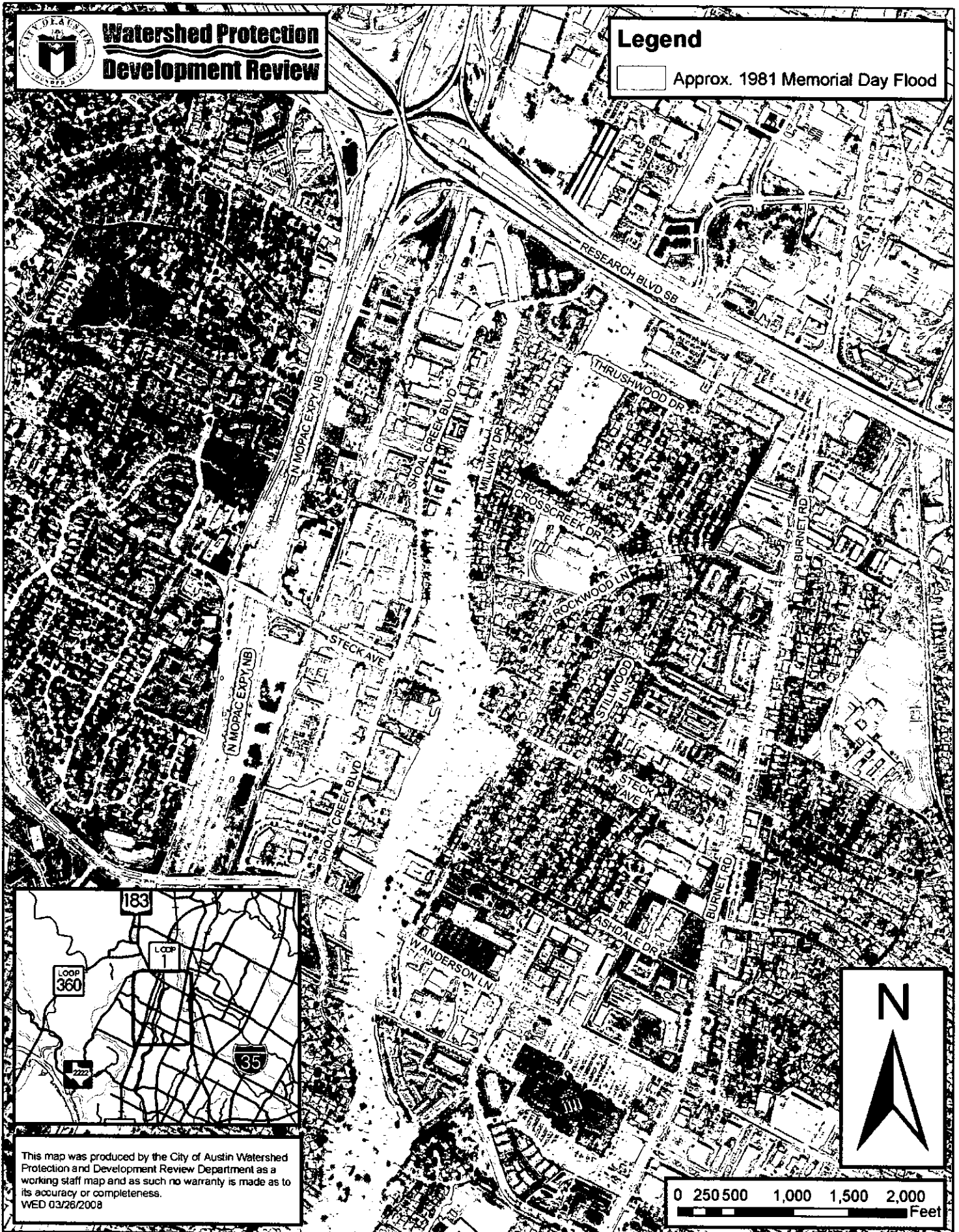
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



Watershed Protection Development Review

Legend

 Approx. 1981 Memorial Day Flood



This map was produced by the City of Austin Watershed Protection and Development Review Department as a working staff map and as such no warranty is made as to its accuracy or completeness.
WED 03/26/2008

City of Austin
Travis County, Texas
Shoal Creek H&H Modeling and Mapping Project
Technical Support Data Notebook
Engineering Analysis – Hydraulics

**Shoal Creek, Hancock Branch,
Grover Tributary, and Foster Branch**

Submitted to:



Prepared by:



4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759



4131 SPICEWOOD SPRINGS ROAD, SUITE B-2
AUSTIN, TEXAS 78759

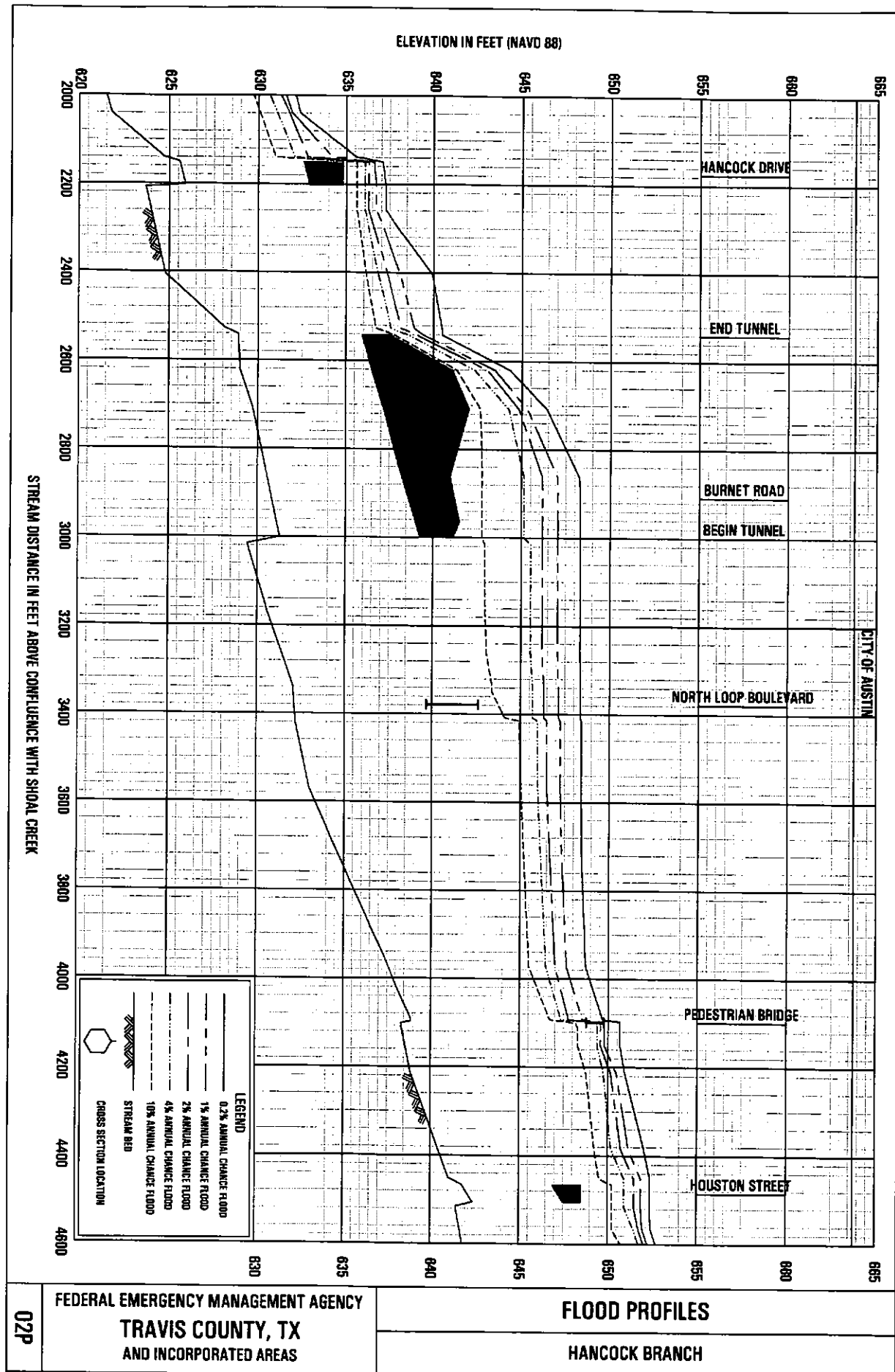
Raymond Chan & Associates, Inc.

4319 James Casey Street, Suite 300
Austin, TX 78745

KFrieese & Associates, Inc.

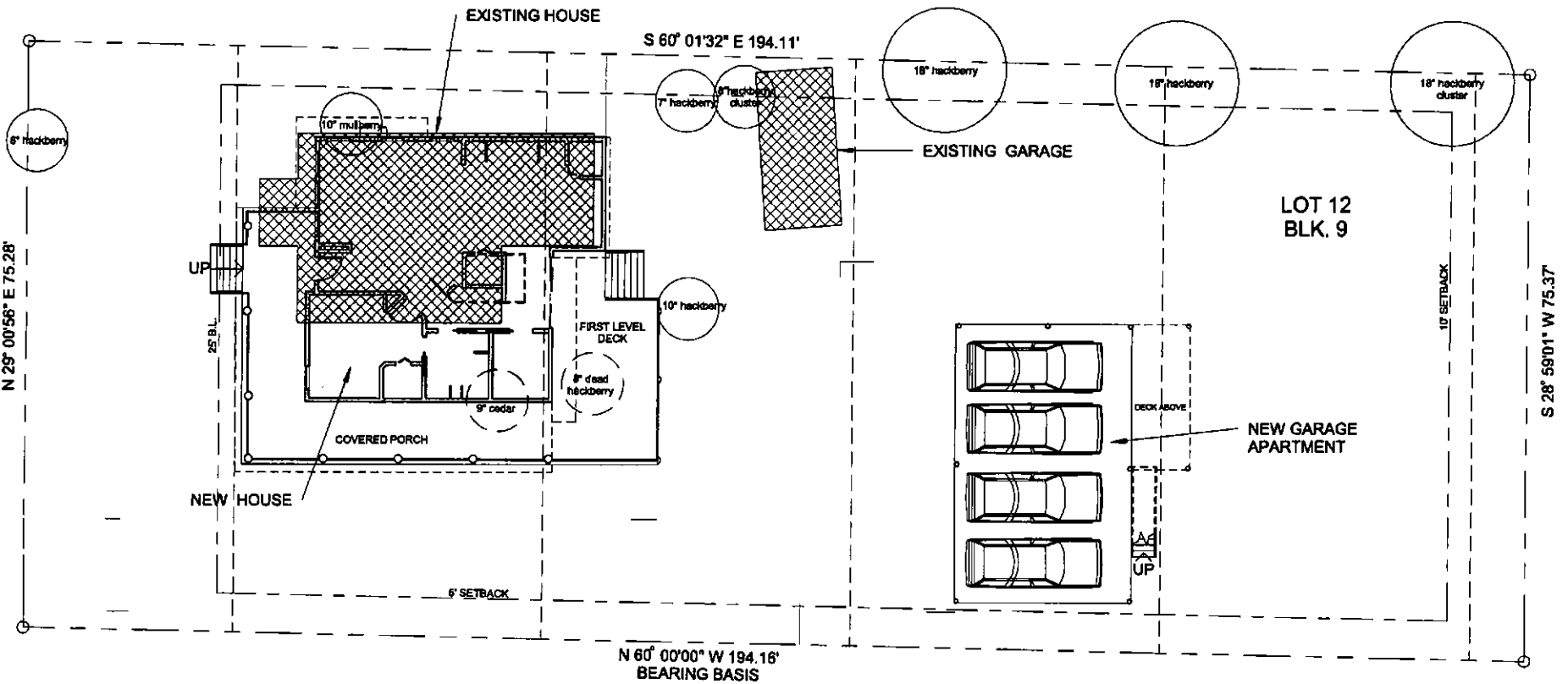
1120 S. Capital of Texas Highway, The Settling II, Suite 100
Austin, Texas 78746

AVO 27490
June, 2013



JIM HOGG AVENUE
(40' R.O.W.)

N 25° 00'56" E 75.28'

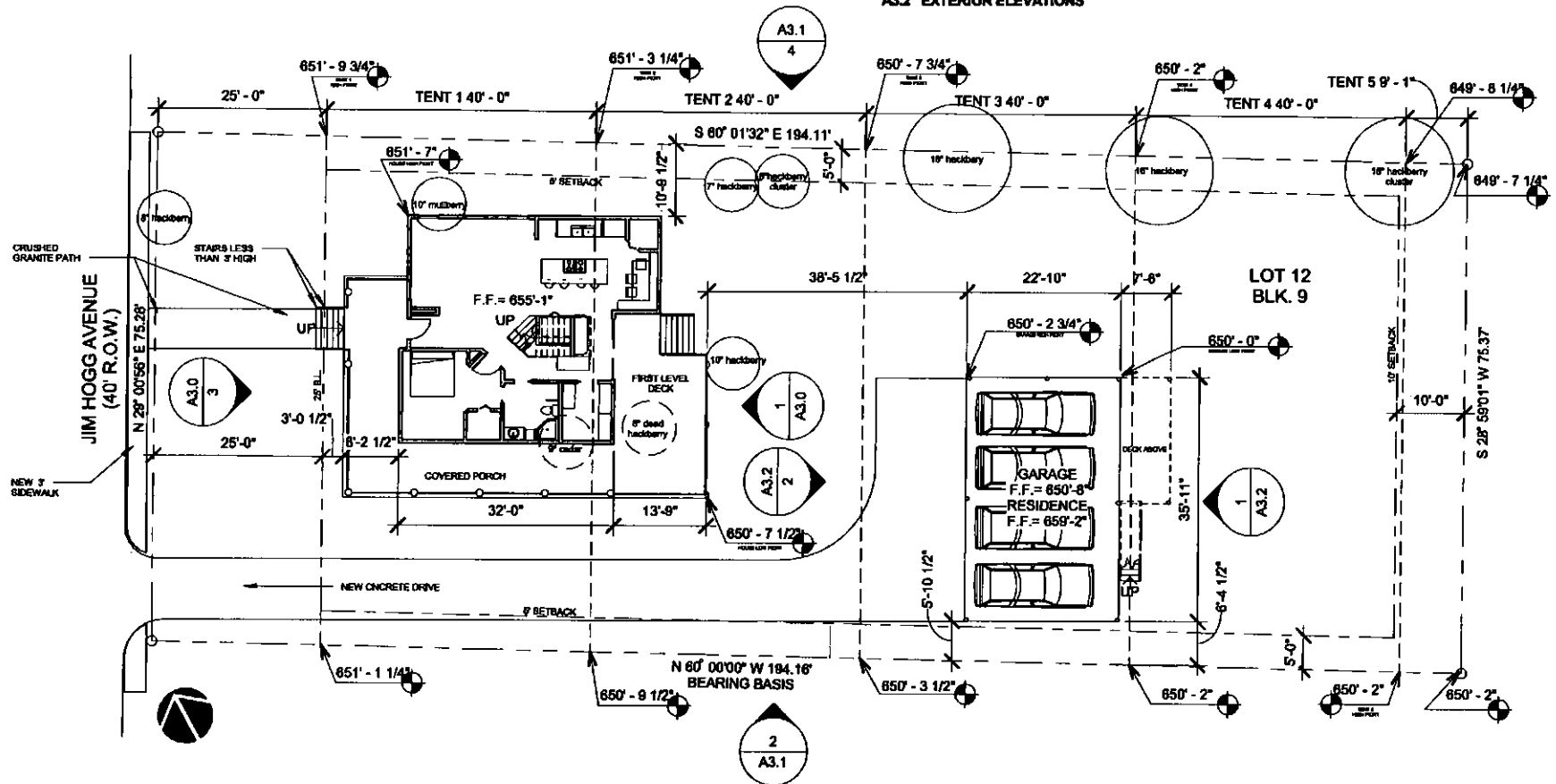


5505 JIM HOGG SITE PLAN
WITH EXISTING AND NEW
CONSTRUCTION

1/16" = 1'-0"



- DRAWING INDEX**
- A1.0 SITE PLAN
 - A2.0 MAIN RESIDENCE PLANS
 - A2.1 SECONDARY RESIDENCE PLANS
 - A3.0 EXTERIOR ELEVATIONS
 - A3.1 EXTERIOR ELEVATIONS
 - A3.2 EXTERIOR ELEVATIONS



LS JOHNSTON
ARCHITECTS

1313 EAST SIXTH STREET AUSTIN TEXAS 78702
512-478-4952 LBJ@LSJOHNSTON.COM

DATE 10/28/13

SCALE 1/16" = 1'-0"

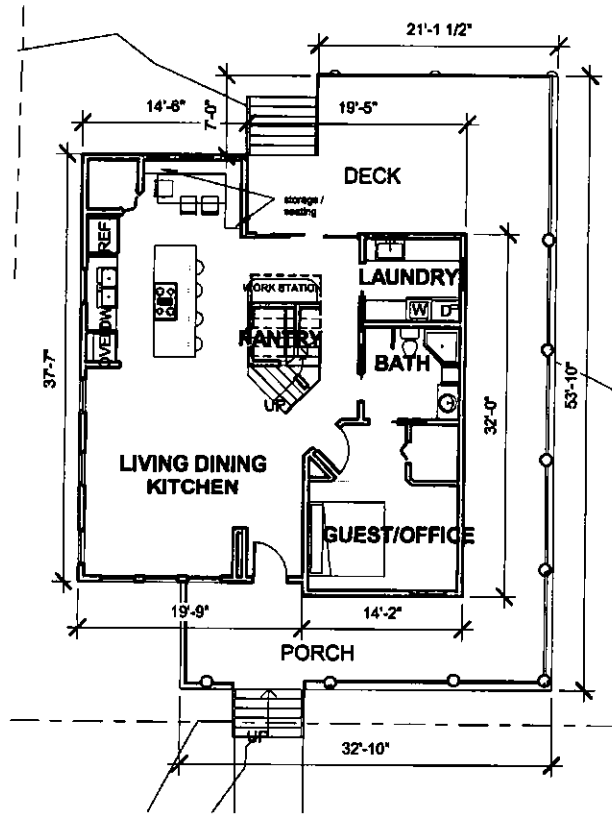
AUDREA STRAUB HOUSE

5505 JIM HOGG AVENUE
AUSTIN TEXAS

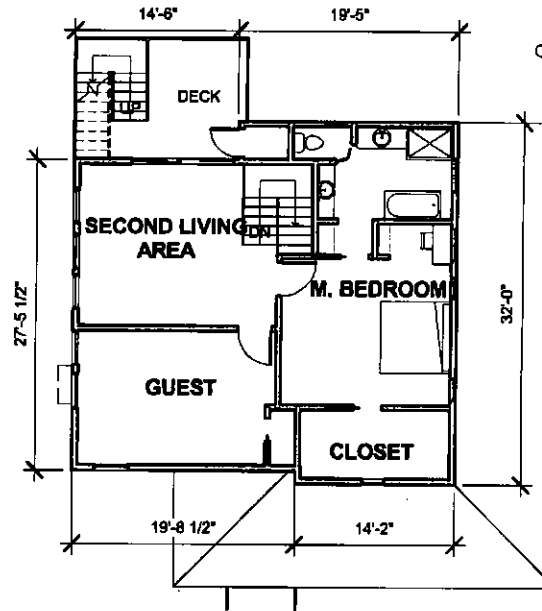
SITE PLAN

A1.0

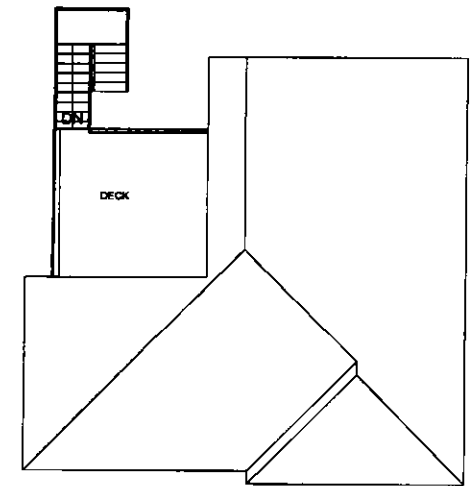




① 1ST LEVEL
3/32" = 1'-0"



② 2ND LEVEL
3/32" = 1'-0"



③ 3RD LEVEL
3/32" = 1'-0"

LS JOHNSTON
ARCHITECTS

1313 EAST SIXTH STREET
512-478-4952

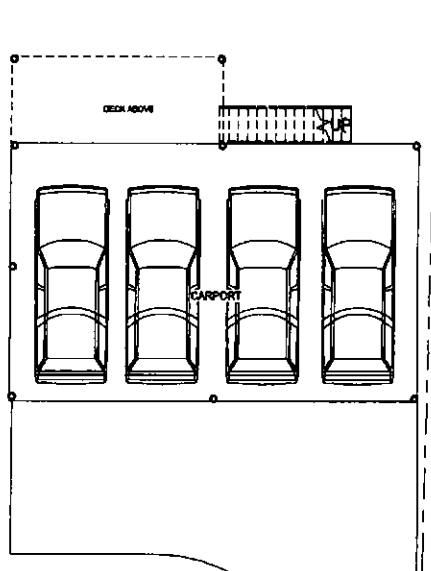
AUSTIN TEXAS 78702
LSJ@LSJOHNSTON.COM

DATE 10/28/13
SCALE 3/32" = 1'-0"

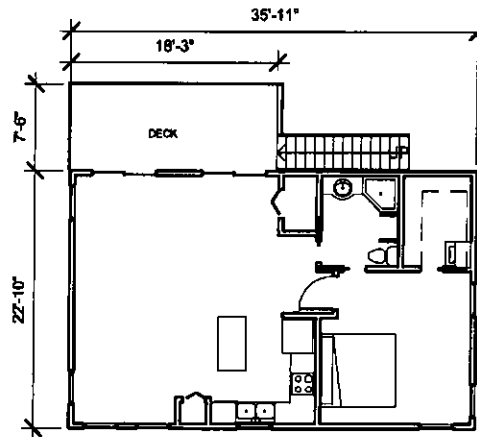
AUDREA STRAUB HOUSE
5505 JIM HOGG AVENUE
AUSTIN TEXAS
MAIN RESIDENCE PLANS

A2.0

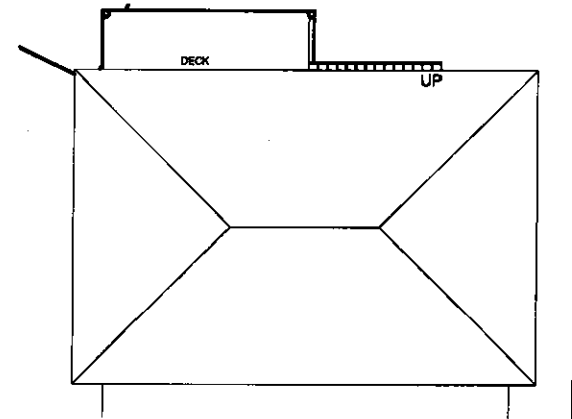




① **S CARPORT BELOW SECONDARY APARTMENT**
3/32" = 1'-0"



② **S SECONDARY RESIDENCE**
3/32" = 1'-0"



③ **S SECONDARY RESIDENCE ROOF PLAN**
3/32" = 1'-0"

LS JOHNSTON
ARCHITECTS

1313 EAST SIXTH STREET AUSTIN TEXAS 78703
512-478-4982 LSJ@LSJOHNSTON.COM

DATE 10/28/13

SCALE 3/32" = 1'-0"

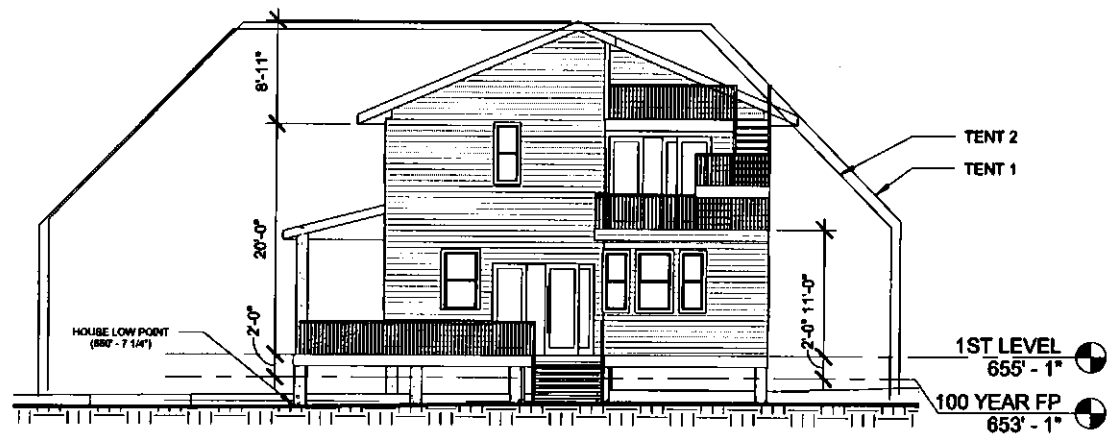
AUDREA STRAUB HOUSE

5505 JIM HOGG AVENUE
AUSTIN TEXAS

SECONDARY RESIDENCE PLANS

A2.1





① **MAIN HOUSE EAST ELEVATION**
3/32" = 1'-0"



③ **WEST ELEVATION**
3/32" = 1'-0"

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ARCHITECTS

1313 EAST SIXTH STREET AUSTIN TEXAS 78702
512-478-4952 LSJ@LSJOHNSTON.COM

DATE 10/28/13

SCALE 3/32" = 1'-0"

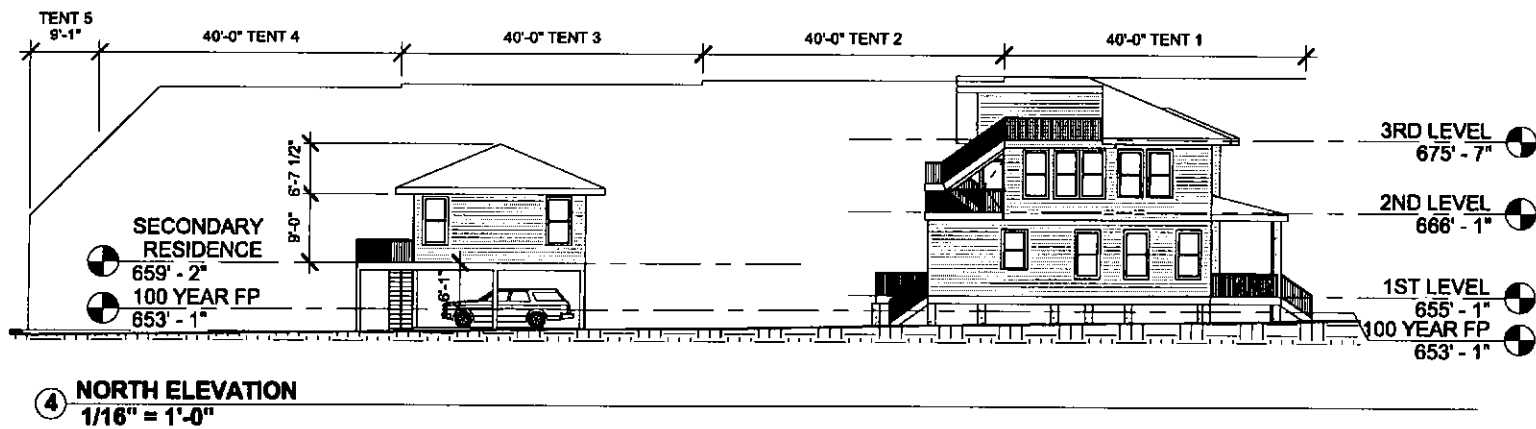
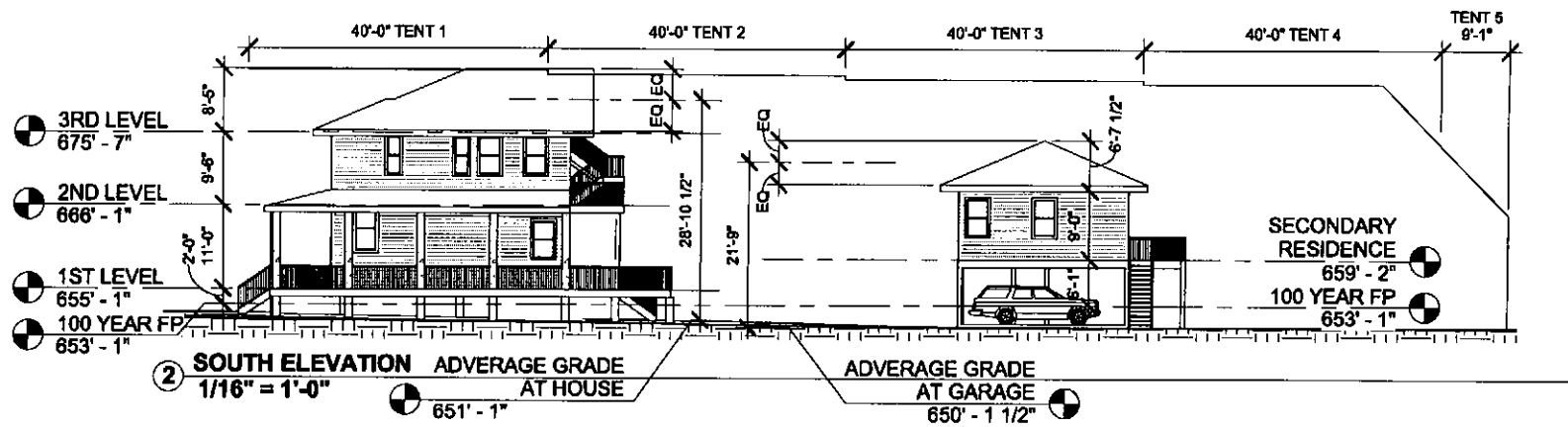
AUDREA STRAUB HOUSE

5505 JIM HOGG AVENUE
AUSTIN TEXAS

EXTERIOR ELEVATIONS

A3.0





LS JOHNSTON
 ARCHITECTS

1313 EAST SIXTH STREET AUSTIN TEXAS 78702
 512-478-4952 LSJ@LSJOHNSTON.COM

DATE 10/28/13

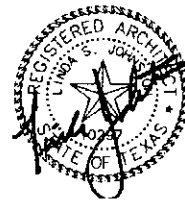
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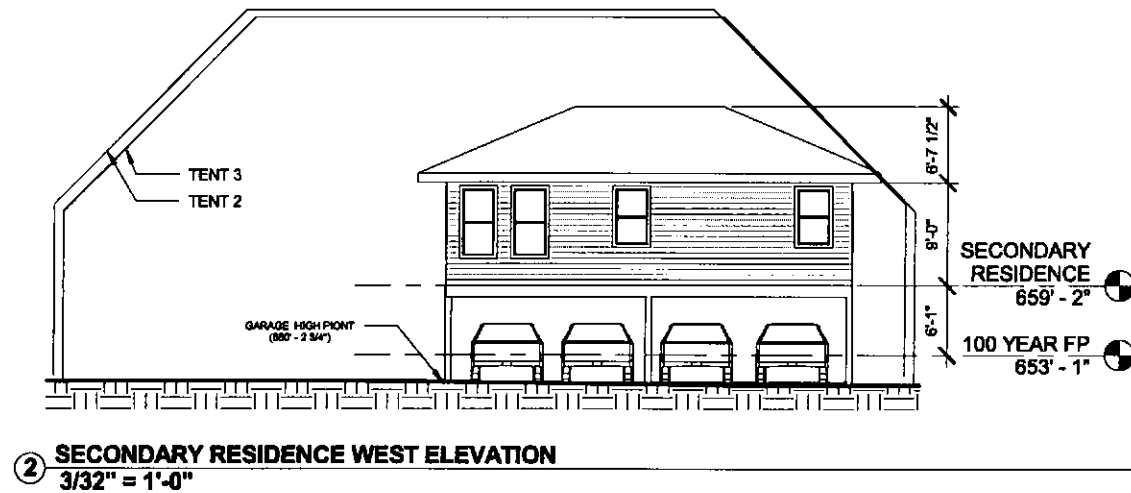
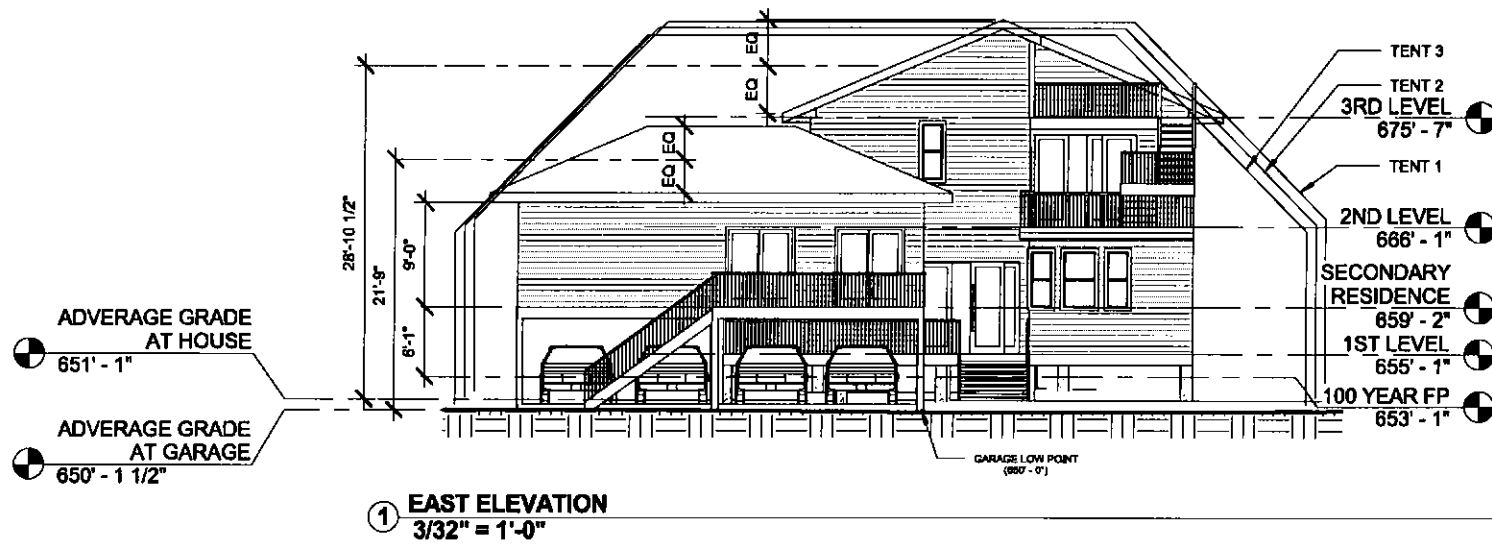
AUDREA STRAUB HOUSE

5505 JIM HOGG AVENUE
 AUSTIN TEXAS

EXTERIOR ELEVATIONS

A3.1





LS JOHNSTON ARCHITECTS		AUDREA STRAUB HOUSE 5505 JIM HOGG AVENUE AUSTIN TEXAS		A3.2
1313 EAST SIXTH STREET 512-478-4952 AUSTIN TEXAS 78703 LSJ@LSJOHNSTON.COM		DATE 10/28/13	SCALE 3/32" = 1'-0"	
		EXTERIOR ELEVATIONS		





October 14, 2013

Kevin Autry
City of Austin - Watershed Protection Department
505 Barton Springs Road
PO Box 1088
Austin, Texas 78767

Project: 5505 Jim Hogg Avenue
Permit #2013-067257 PR

RE: Request for Variance to Section 25-7-92 of the City of Austin Land Development Code -
Encroachment on Floodplain Prohibited

Dear Mr. Autry,

On behalf of Freeflight Holdings, owner of the above-referenced property, this letter is formally notifying you of our intent to request a variance from the requirements of the following Land Development Code Section:

25-7-92 ENCROACHMENT ON FLOODPLAIN PROHIBITED.

(A) Except as provided in Section 25-7-96 (Exceptions In The 25-Year Floodplain), a site plan may not be approved if a proposed building or parking area encroaches on the 25-year floodplain.

The project, as proposed, represents the minimum departure necessary from City requirements to afford relief of exceptional hardship to the owner of this lot. The proposed development represents the most feasible and responsible option for the owner, does not adversely impact other properties and will not increase burden on public services.

Please consider our supporting discussion in consideration of this variance.

Project Information

The location is an individual lot zoned as SF-3-NP. The 792 square foot structure on this lot was constructed in 1941. The finished floor of the existing structure is below the 25-yr flood elevation. Full use of the property is currently restricted by the small size of the structure, the need for interior renovation, location in the floodplain and lack of flood-proofing. The proposed primary and secondary structures will be elevated above the 100-yr floodplain and will allow full use of the property. It is anticipated that rental income from the secondary structure will provide the financial basis for servicing the debt incurred from development of the property.

Considerations and Conditions for Issuance

As required by adopted local amendment to Appendix G of the International Building Code, in reviewing an application for variance the City Council shall consider several relevant factors. The list of factors, and the ways in which the proposed development addresses them, are as follows:

1. The danger that materials and debris may be swept onto other lands resulting in further injury or damage.

The proposed development will result in a **decrease** in danger of injury or damage from materials or debris relative to existing conditions. This decrease is due to removal of the existing structure from the floodplain and elevation of the proposed structures above the regulatory flood datum.

2. The danger to life and property due to flooding or erosion damage.

The proposed development will result in a **decrease** in danger to life or property due to flooding or erosion relative to existing conditions. This decrease is due to elevation of structures above the regulatory flood datum.

3. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.

The proposed development will result in a **decrease** in susceptibility to flood damage for current and future owners relative to existing conditions. This decrease is due to elevation of structures above the regulatory flood datum.

4. The importance of the services provided by the proposed development to the community.

The proposed development provides services to the community through reduction of flood hazards due to removal of the existing structure in the floodplain and elevation of the proposed structures above the regulatory flood datum.

5. The availability of alternate locations for the proposed development that are not subject to flooding or erosion.

There are no alternate locations for the proposed development due to the restricted size of the lot.

6. The compatibility of the proposed development with existing and anticipated development.

The proposed development is compatible with current zoning as well as existing and anticipated development in the area. The adjoining area consists of a combination of undersized, outdated structures from the original development (dating from the 1940s) and larger replacement structures which are aesthetically and functionally comparable to the proposed development.

7. The relationship of the proposed development to the comprehensive plan and flood plain management program for that area.

The proposed development complements the City of Austin Imagine Austin plan by contributing to improved housing stock in Central Austin. The proposed development is compatible with the City of Austin floodplain management program through flood hazard reduction and attainment of No Adverse Impact status.



8. The safety of access to the property in times of flood for ordinary and emergency vehicles.

The proposed development will result in **no increase** in danger of access over existing conditions. A slight increase in safety of access may result due to the ability of individuals to shelter-in-place during flood events as the proposed development will be constructed above the regulatory flood datum. The existing structure could require evacuation at the peak of the storm event.

9. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.

The proposed development will result in **no increase** in the above flooding risks over existing conditions.

10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

The proposed development will result in a **decrease** in costs of governmental services relative existing conditions. This decrease is due to flood-proofing requirements that will be met by the proposed development as compared to the existing structure which has no flood-proofing.

The conditions for issuance of a variance, and a description of how the proposed development meets these conditions, is as follows:

1. A technical showing of good and sufficient cause based on the unique characteristics of the size, configuration or topography of the site;

This single-family lot is almost entirely within the 25-yr floodplain and can only be re-developed by construction of structures that are elevated above the floodplain.

2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable;

There are no development alternatives to construction of a flood-proofed, single-family residence on this lot.

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances;

The proposed development will decrease risks due to flooding over existing conditions, as described above.

4. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

The proposed development will is the minimum necessary to provide relief. The primary structure is to function as the owner's residence and rental income from the secondary structure will allow servicing of construction debt.



5. Notification to the applicant in writing over the signature of the building official that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance, and that such construction below the base flood level increases risks to life and property.

This condition requires no action on the part of the owner.

We respectfully request submittal of the above referenced variance request. If you have any questions or require additional information, please contact me at 512-343-6404 extension 101.

Submitted by:



L. Stephen Stecher, P.E., CFM
President, Crespo Consulting Services, Inc.

