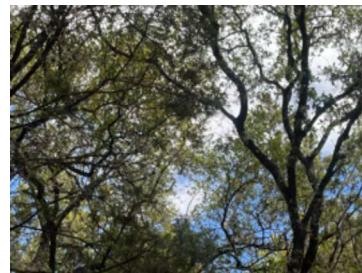
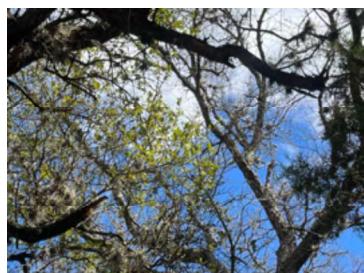
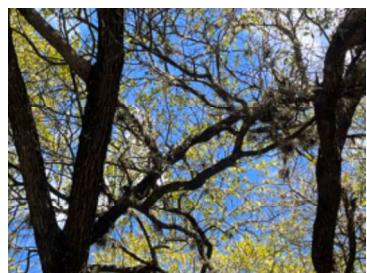


2715 - 2717 Long Bow Trail Lots

F-1/72



2715 - 2717 Long Bow Trail



2 of 2

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

*** External Email - Exercise Caution ***

Dear Ms. Ramirez and fellow Board members,

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

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

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

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

Grateful for your consideration,
Paige Pozzi

2503 Geronimo Trail
Austin, TX 78734
512-789-7056
[REDACTED]

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

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

Ms. Ramirez

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

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

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

Sincerely,

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

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

*** External Email - Exercise Caution ***

Good Afternoon Elaine

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

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

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

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

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

I am always available if you need anything.

Kind Regards,
Karl Serna
512-994-8148

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

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

Ms. Ramirez,

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

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

to DENY these unwarranted variance requests.

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

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

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

Sincerely,
Jeff Olson

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- appearing and speaking for the record at the public hearing; and:
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- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2022-0011

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

Public Hearing: Board of Adjustment; **May 9th, 2022**

Teresa C Ramirez

Your Name (please print)

Your address(es) affected by this application

Teresa C Ramirez

Signature

5-2-22

Date

Daytime Telephone: 512 266 3543

Comments:

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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

Elaine Ramirez; 512-974-2202

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

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and:

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Case Number: C15-2022-0011

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

Public Hearing: Board of Adjustment; May 9th, 2022

Lesley Serna
Your Name (please print)

2413 Geronimus Trl
Your address(es) affected by this application

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> Object

Signature

5/8/22
Date

Daytime Telephone:

512-466-4598

Comments: *To whom it may concern,*

I am against allowing them a variance.

I was under the impression this

was addressed 2-3 years ago - As noticed

before I do not agree with allowing a variance
on any lots that are purchased after the fact.
They benefit the lot knowing the variance. We
need to preserve what area we have for
our wildlife water drainage and integrity to the
land around these buildings.

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

Elaine Ramirez; 512-974-2202

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

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

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

To the Board of Adjustments.

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

Please let me know if you have any questions.

Regards

Jon Kaplan
C.P.B.D. - 44-752
ICC Combination Inspector - 9061592
Urban Building Services of Texas LLC
www.ubstx.com

[REDACTED]
[REDACTED]

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Ramirez, Diana

From: Hilary Brown [REDACTED]
Sent: Friday, May 6, 2022 12:41 PM
To: Ramirez, Elaine
Subject: Opposition to G-1 C15-2022-0011 & G-2 C15-2022-0012
Attachments: 81EaZ2ZYRk2DOBEGKQPGzA.jpg; JOibv6DRSKKUMzMUZxOHKw.jpg; dc30F77nTb2OhJI%u2P0WQ.jpg; IMG_8316.JPG

*** External Email - Exercise Caution ***

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

Ms. Ramirez,

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

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

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

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

Ramirez, Diana

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

*** External Email - Exercise Caution ***

Hi Elaine:

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

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

Cindy Marabito

Feb. comments

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Case Number: C15-2022-0011

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

Public Hearing: Board of Adjustment; February 14th, 2022

CINDY Marabito

Your Name (please print)

2718 Long Bow Trail (profusely)

Your address(es) affected by this application

Cindy Marabito

Signature

2/11/22

Date

Daytime Telephone: *512-762-8963*

Comments: *Major concerns with this request:*

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

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

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

6. Lastly my own personal thought - if these builders move forward with plan - our hill country 'hood becomes another concrete division

Current comments:

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Case Number: C15-2022-0011

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

Public Hearing: Board of Adjustment; May 9th, 2022

Cindy Marabito

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

2718 Long Bow Trail

Your address(es) affected by this application

Cindy marabito

5-6-22
Signature Date

Daytime Telephone: 512-762-8963

Comments: *Former comments attached
re: original identical filing*

*In addition to my original (attached)
concerns (and 3 groups of photographs)
proving inaccuracies in owners statements)*

*I have researched to discover the
same LLC who owns THESE properties
has ties and owned 2809, 2802, 2808, 2806, 2805
I have attached a group of photo
with these filings and photos before/after lot
If you will be using this form to comment, please return it via e-mail
to:*

Elaine Ramirez; 512-974-2202
Scan & Email to: Elaine.Ramirez@austintexas.gov

Cont'd from ca.
which illustrate
this same LLC
Michaels Curve
~~owns/own~~ of the Geronimo
the lots in quest
Baw.

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Case Number: C15-2022-0012

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

Public Hearing: Board of Adjustment; May 9th, 2022

CINDY MARBITO

Your Name (please print)

I am in favor
 object

2718 Long Bow Trail Austin 78734

Your address(es) affected by this application

Cindy Marbito

5/6/22

Signature

Date

Daytime Telephone:

512-762-9963

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

Elaine Ramirez; 512-974-2202

Scan & Email to: elaine.ramirez@austintexas.gov

cont'd. from case # C

The same develops
to attached docu
Shows properties
2802, 2808 Geron
with before and
photographs where
lots razed off
erect huge mill
homes.

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

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

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

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

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

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

Thank you for being a friend!



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

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

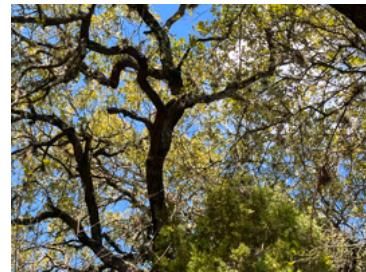
Please do your part to preserve the look, feel, safety and environmental quality we have in Apache Shores and deny these variance requests.

Thank you and regards,

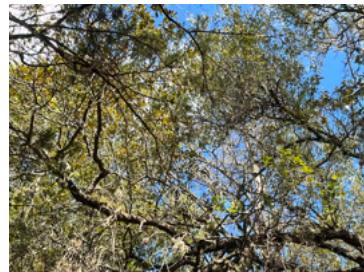
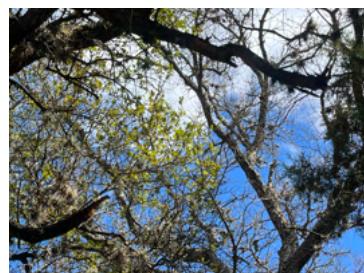
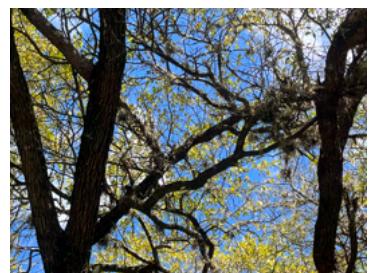
Hilary

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

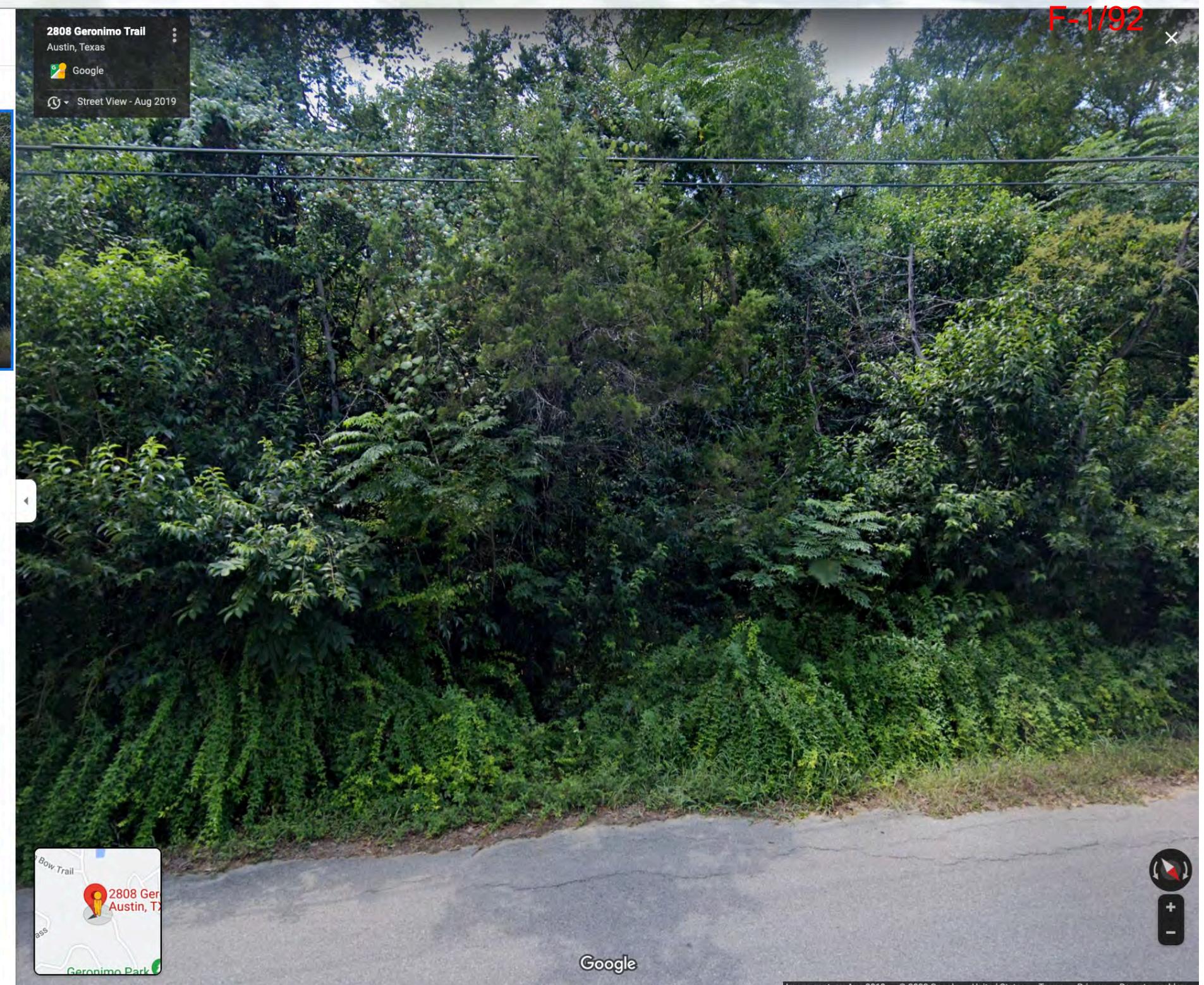
F-1/90

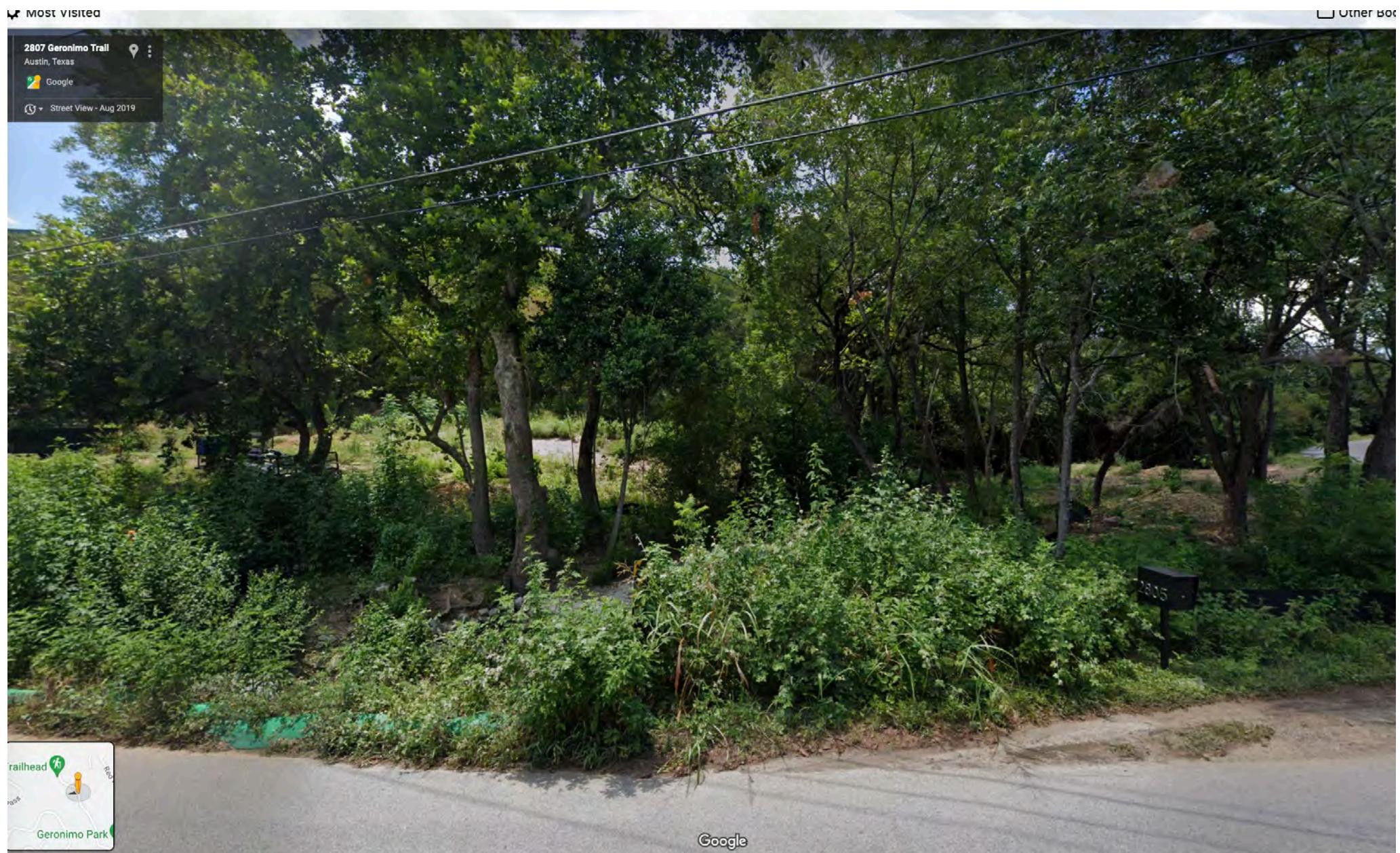


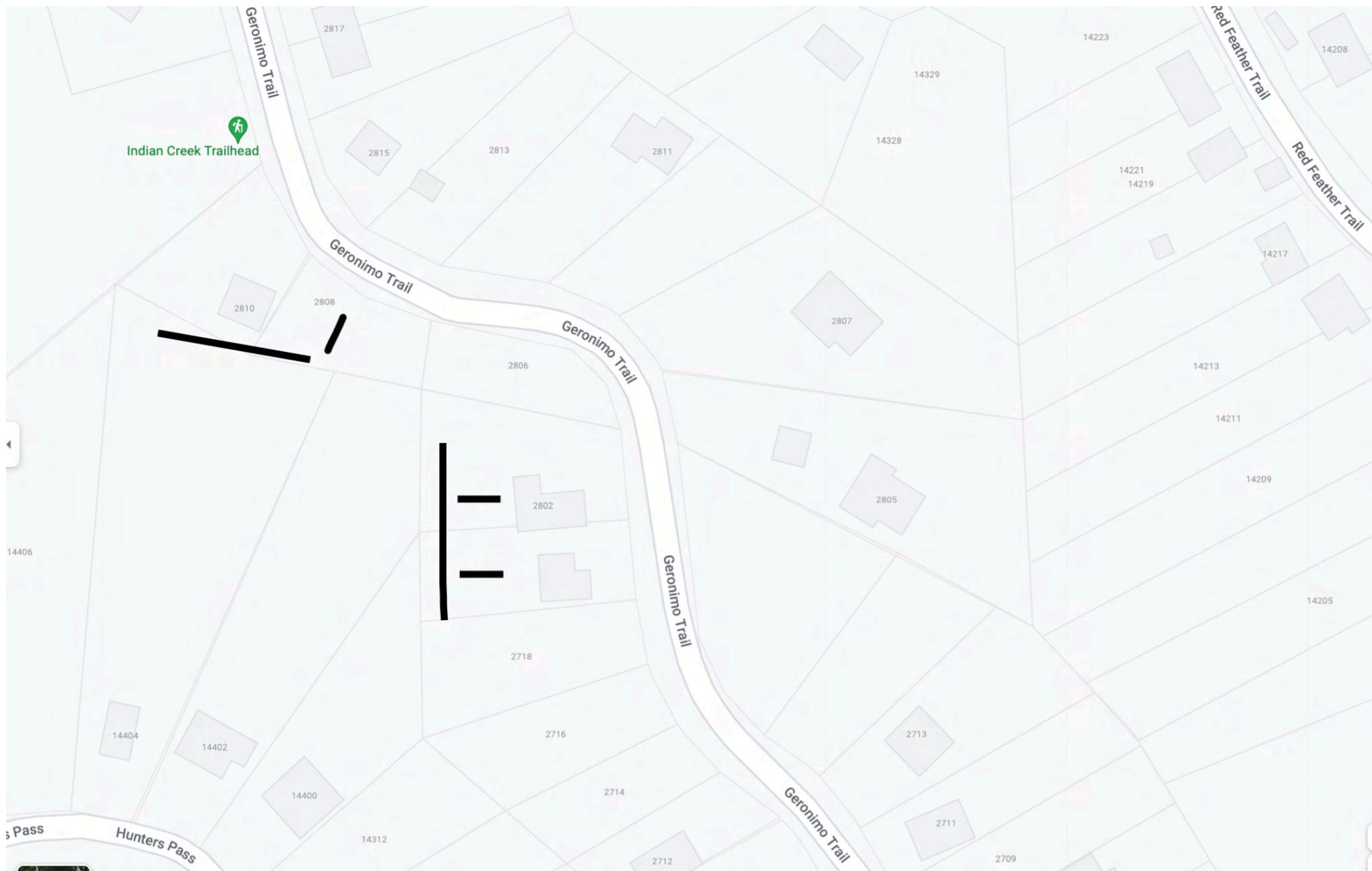
F-1/91



F-1/92







F-1/95







HANDYMAN
737-708-6160

RXG-5360

2802 GERONIMO TRAIL

2802

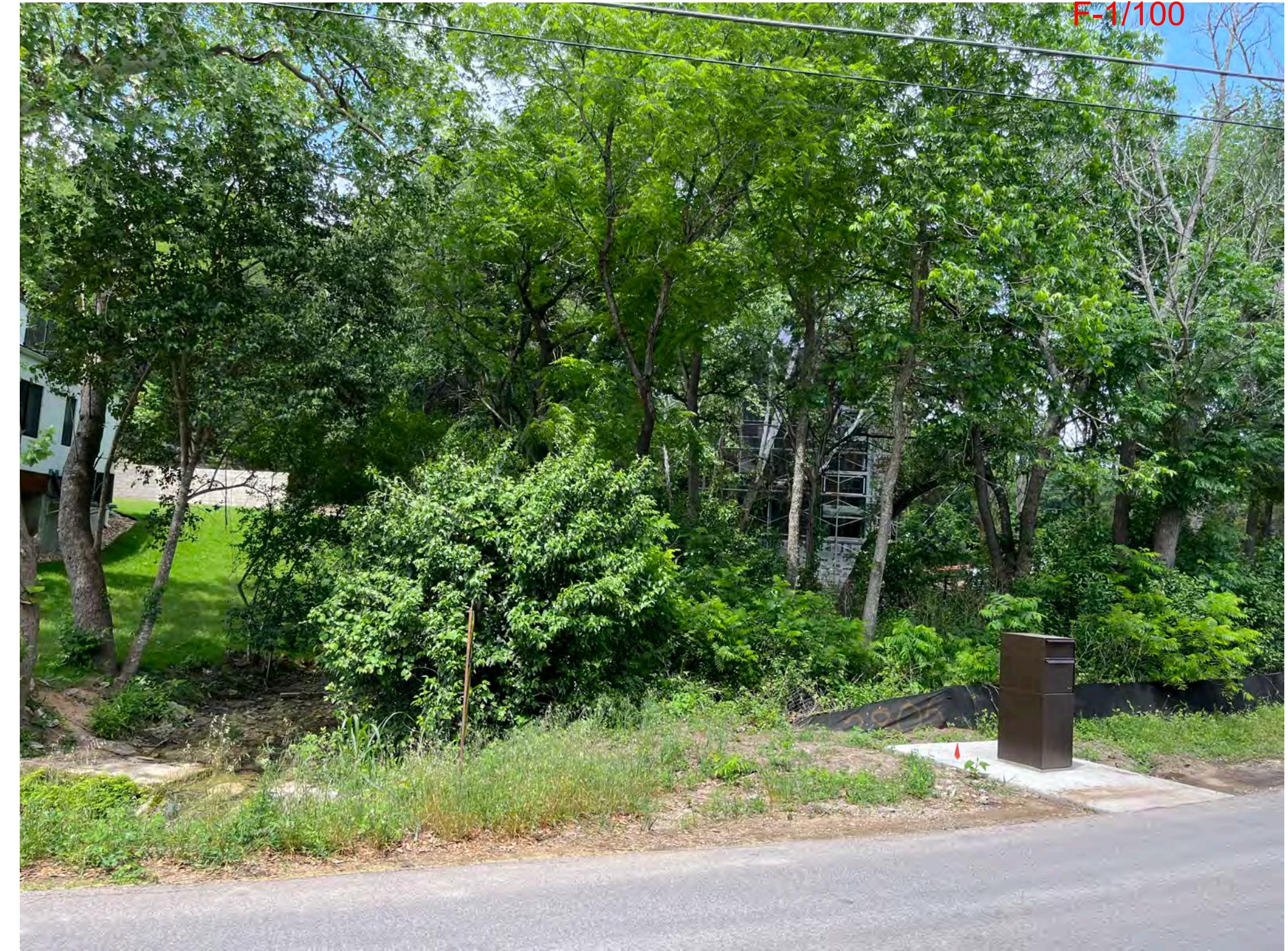
NO PARKING

F-1/98





F-1/100



F-1/101



F-1/102



F-1/103



APPLICANT: Jonathan Kaplan

OWNER: David Scott Kosch

ADDRESS: 2715 LONG BOW TRL

Previous Owner

2808 Geronimo Trail Austin LLC

Dec 29, 2017

OWNERSHIP DETAILS

Document Number	Universal Land Use
206395	Residential Lot
Sale Date	Property Indicator
Mar 27, 2017	Vacant
Recording Date	Resale New Construction
Dec 29, 2017	Resale
Deed Securities Category	Residential Model Indicator
Resale, Cash Purchase	Based On Zip Code and Value Property is Not Residential

Title Company
INDEPENDENCE TITLE

Owner
2808 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

Seller
Blackwell Nathaniel E & Jennifer M

MORTGAGE INFORMATION

Recording Date	Private Party Lender
Dec 29, 2017	No

Cash Purchase

Yes

Document Number
206395

[Open or Close Report Sections](#)

Previous Owner

Art Village LLC

Mar 17, 2021

[Show Details](#)

Previous Owner

2802 Geronimo Trail Austin LLC

Dec 29, 2017

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

Document Number

206394

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2802 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

Seller

Blackwell Nathaniel E & Jennifer M

[Close This Section](#)[Jump To Top](#)**MORTGAGE INFORMATION**

Recording Date

Dec 29, 2017

Private Party Lender

No

Previous Owner

2808 Geronimo Trail Austin LLC**Open or Close Report Sections****Hide Details** 

Dec 29, 2017

OWNERSHIP DETAILS

Document Number

206395

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2808 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

Seller

Blackwell Nathaniel E & Jennifer M

MORTGAGE INFORMATION

Recording Date

Dec 29, 2017

Cash Purchase

Yes

Document Number

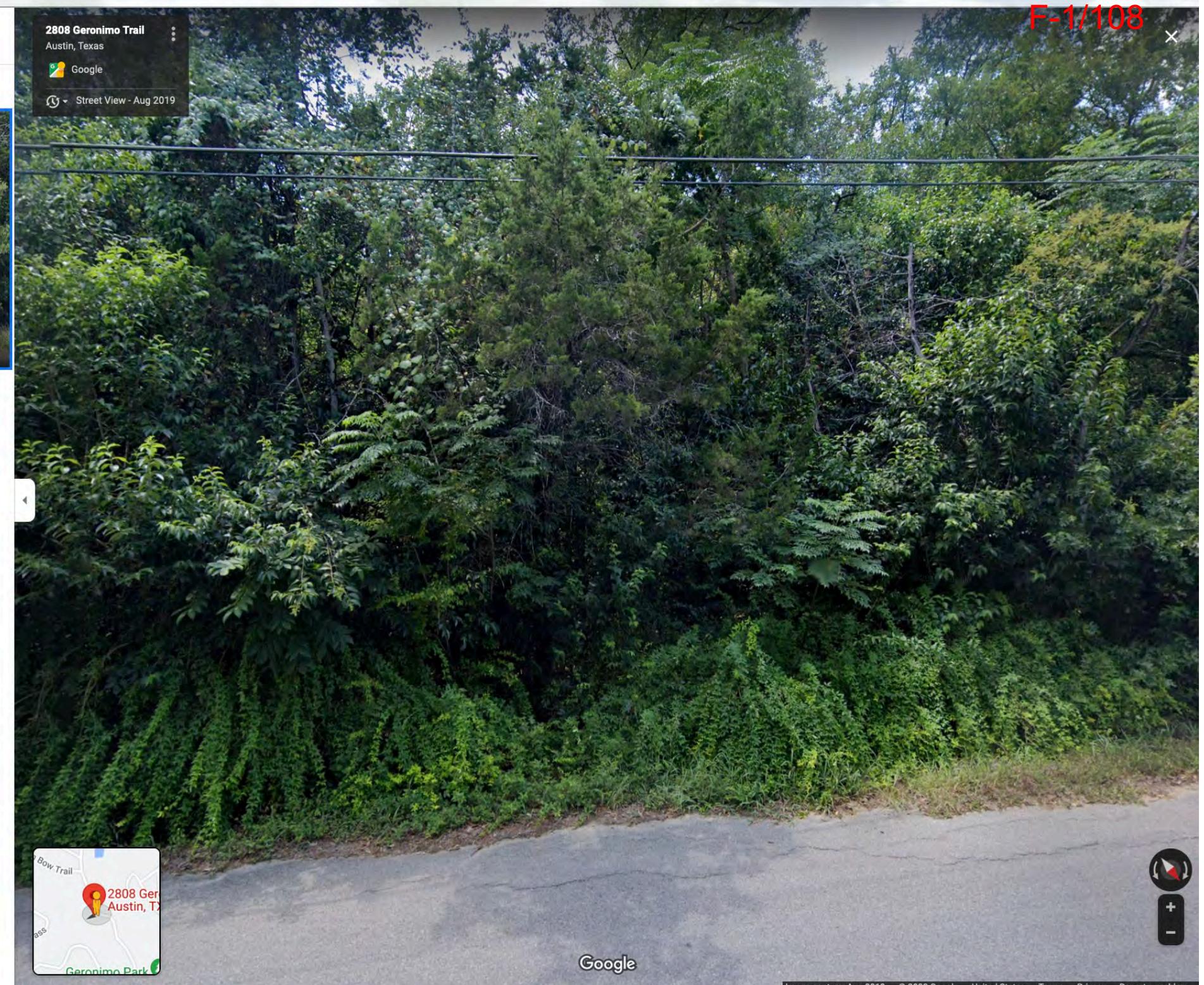
206395

Private Party Lender

No

**Close This Section****Jump To Top**

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F-1/109



Current Owner

2717 Long Bow Trail LLC

Jan 10, 2017

OWNERSHIP DETAILS

Document Number	Universal Land Use
5077	Residential Lot
Sale Date	Property Indicator
Jan 10, 2017	Vacant
Recording Date	Resale New Construction
Jan 10, 2017	Resale
Absentee Indicator	Residential Model Indicator
Situs Address Taken From Sales Transaction - Determined Absentee Owner	Based On Zip Code and Value Property is Not Residential
Deed Securities Category	Title Company
Resale, Cash Purchase	GRACY TITLE CO
	Owner
	2717 Long Bow Trail LLC
	4307 Michaels Cv, Austin, Texas, 78746
	Seller
	Armstrong Murray P & Rachel E

MORTGAGE INFORMATION

Recording Date	Private Party Lender
Jan 10, 2017	No
Cash Purchase	
Yes	
Document Number	
5077	

Jan 10, 2017

[Open or Close Report Sections](#)**OWNERSHIP DETAILS**

Document Number

5071

Sale Date

Jan 10, 2017

Recording Date

Jan 10, 2017

Absentee Indicator

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

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Title Company

GRACY TITLE CO

Owner

2715 Long Bow Trail LLC
4307 Michaels Cv, Austin, Texas, 78746

Seller

Armstrong Murray P & Rachel E

MORTGAGE INFORMATION

Recording Date

Jan 10, 2017

Cash Purchase

Yes

Document Number

5071

Private Party Lender

No

[Close This Section](#)



[Property Search](#) > 146506 2717 LONG BOW TRAIL LLC

Property | 146506

2022 ▾ [Maps](#) [Print](#)

General Info

Status: Preliminary

ACCOUNT

Property ID: [146506](#) **Agent:**
Geographic ID: [0145550132](#)
Type: R
Legal [LOT 877 APACHE SHORES SEC 2](#)
Description:
Property Use:
Appraisal
Notice:

OWNER

Name: [2717 LONG BOW TRAIL LLC](#)
Secondary Name:
Mailing Address: [4307 MICHAELS CV AUSTIN TX 78746-1621](#)
Owner ID: [1709757](#)
% Ownership: [100.00 %](#)
Exemptions:

LOCATION

Address: [2717 LONG BOW TRL TX 78734](#)
Market Area:
Market Area CD: [R4006](#)
Map ID: [014257](#)



PROTEST

Protest Status:
Informal Date:
Formal Date:

Values



[Property Search](#) > 146505 2715 LONG BOW TRAIL LLC

Property | 146505

2022 ▾ [Maps](#) [Print](#)

General Info

Status: Preliminary

ACCOUNT

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

OWNER

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

LOCATION

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

PROTEST

Protest Status:
 Informal Date:
 Formal Date:



Values

Filing Number: 802610825 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: December 26, 2016 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32062402774 **FEIN:**
Duration: Perpetual
Name: 2717 Long Bow Trail, LLC
Address: 4307 MICHAELS CV
AUSTIN, TX 78746 USA

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

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

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

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

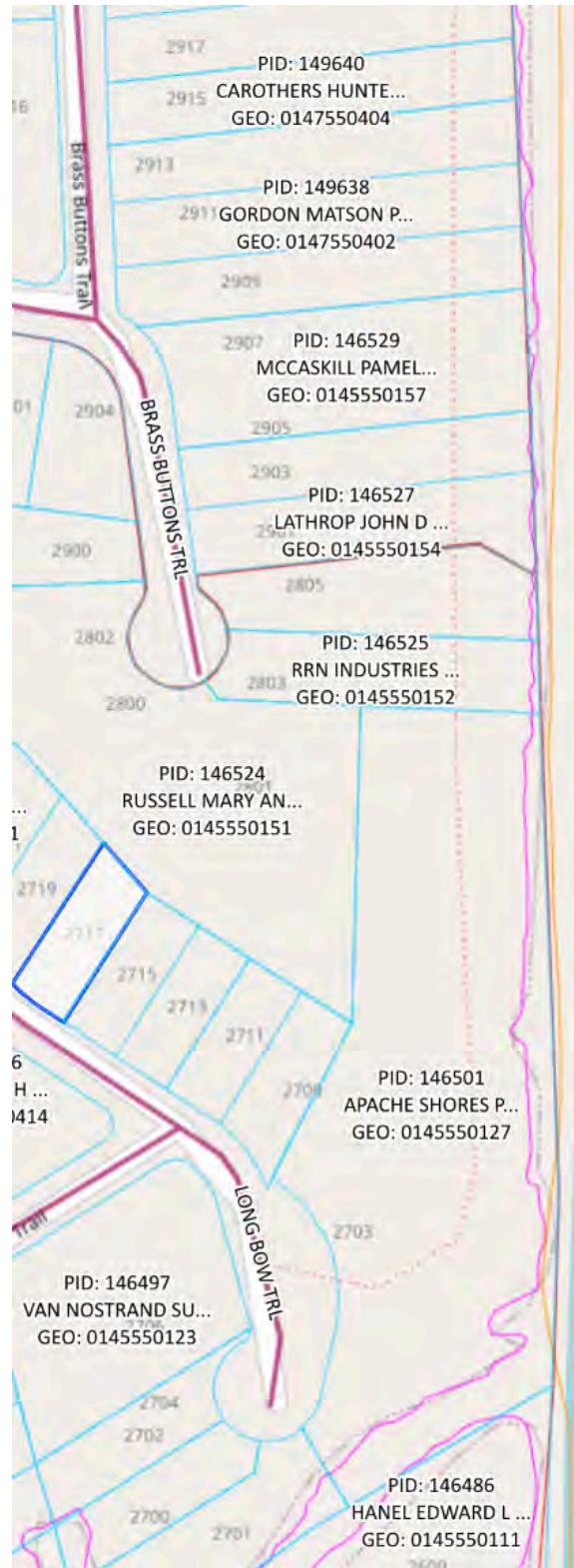
Filing Number: 802610823
Original Date of Filing: December 26, 2016
Formation Date: N/A
Tax ID: 32062402790
Duration: Perpetual
Name: 2715 Long Bow Trail, LLC
Address: 4307 MICHAELS CV
AUSTIN, TX 78746 USA

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

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

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

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

**PROPERTY INFORMATION**

Prop ID	Geo ID
146506	0145550132

Situs Address

2717 LONG BOW TRL TX 78734

Legal Description

LOT 877 APACHE SHORES SEC 2

Taxing Units

03,07,0A,2J,52

Market Area

R4006 30.37830363129069

Latitude

Longitude

-97.91664852349999

MC
GEPID
KUMBUM
GEO: C**OWNER INFORMATION**

Owner Name & Mailing Address

2717 LONG BOW TRAIL LLC (1709757)
4307 MICHAELS CV
AUSTIN TX 78746-1621

IMPROVEMENT AND LAND INFORMATION

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

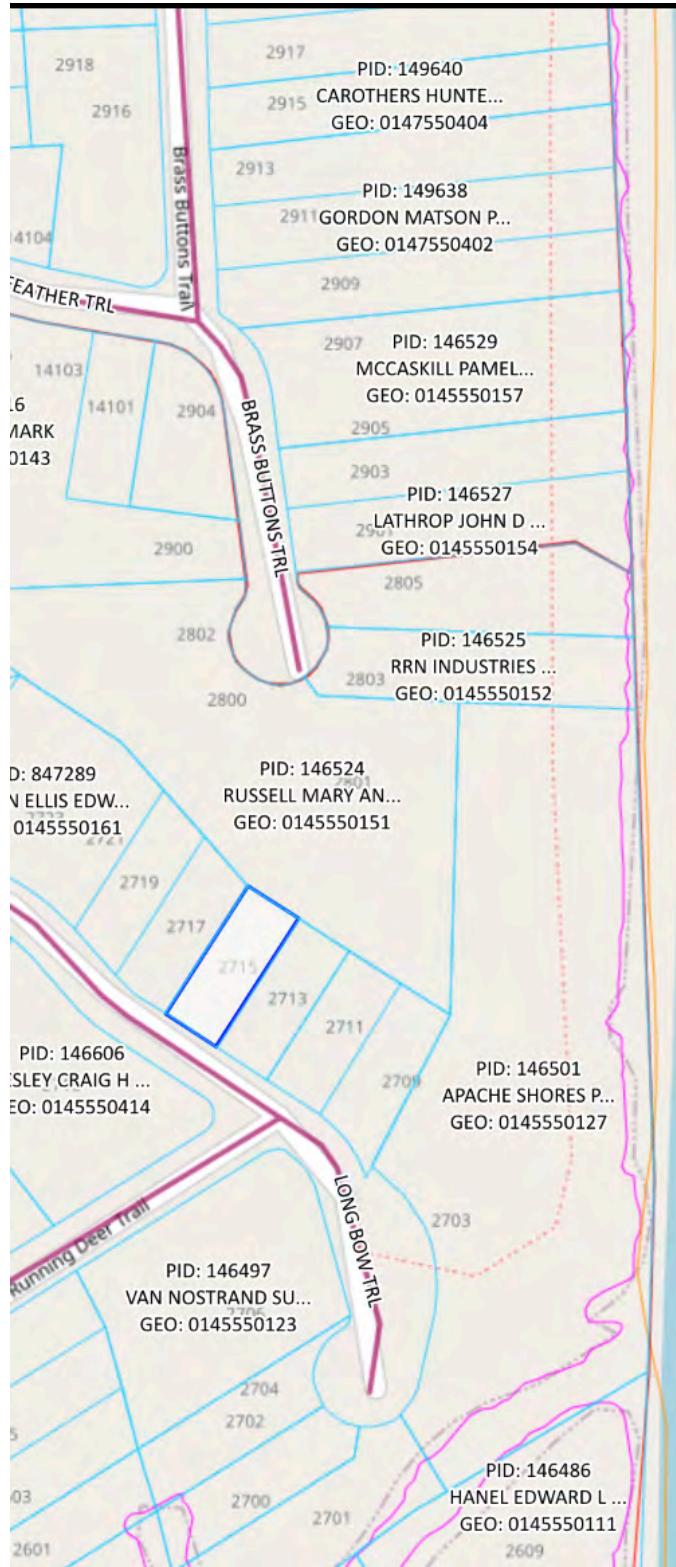
ADJUSTMENTS

Land 1 Adj

100.000

VALUE INFORMATION

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

**PROPERTY INFORMATION**

Prop ID	Geo ID
146505	0145550131

Situs Address

2715 LONG BOW TRL TX 78734

Legal Description

LOT 876 APACHE SHORES SEC 2

Taxing Units

03,07,0A,2J,52

Market Area Latitude

R4006 30.37819396824041

Longitude

-97.91649138

OWNER INFORMATION

Owner Name & Mailing Address

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

IMPROVEMENT AND LAND INFORMATION

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

ADJUSTMENTS

Land 1 Adj

80.000

VALUE INFORMATION

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

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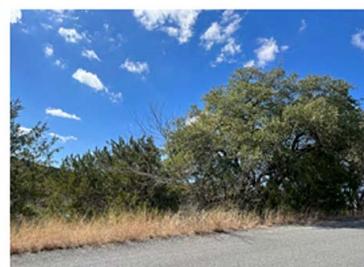
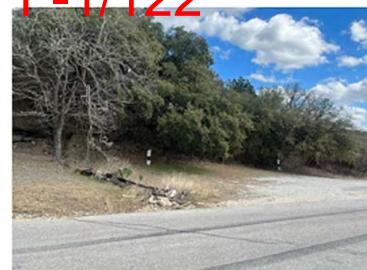




F-1/121



F-1/122



F-1/123



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

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

Hello Ms. Ramirez,

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

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

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

Respectfully,

Susan Van Nostrand
2706 Long Bow Trail

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