

A U S T I N C I T Y C O U N C I L
AGENDA



Thursday, May 18, 2006

Item # 30

Back

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION**

Subject: Approve an ordinance waiving the Interim development regulations of Ordinance No. 20060309-058 to allow the construction of a single family residence at 8011 Scenic Brook Drive.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

Additional Backup Material

(click to open)

- ☐ Staff Report and Backup
- ☐ Comments on RCA

For More Information: Sylvia Benavidez, 974-2522; Joi Harden, 974-3345

On March 9, 2006 the City Council adopted Interim development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. For a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures for a lot on a block face on which one lot is developed for a use described in Subsection (B):

a) the minimum front yard setback is the same as the minimum front yard setback of the principal structure of the developed lot; and

b) the maximum front yard setback is equal to the minimum front yard setback of the principal structure on the developed lot plus ten percent of the distance of that setback

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant and the development proposed by the applicant will not adversely affect public health, safety, and welfare.

Applicant Mr. Bradley Bohls is requesting a waiver from Ordinance No. 20060309-058 in order to construct a single family residence at 8011 Scenic Brook Drive with a front setback of 38 s.f. The average front set back on the block face is 68 s.f. The one story structure will have 1,517 square feet of gross floor area. The proposed development would comply with the gross floor area limitations of the Interim regulations as well as comply with all other zoning regulations, including building and Impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-2549R

COUNCIL DATE: May 18, 2006

APPLICATION DATE: April 19, 2006

OWNER: Bradley Bohls

ADDRESS: 8011 Scenic Brook Dr.

BACKGROUND

On March 9, 2006, the City Council adopted Ordinance 20060309-058 establishing interim development regulations applicable to certain building permits for single family and duplex structures in areas of the City that were subdivided prior to March 1974.

APPLICATION

On April 19, 2006, the applicant submitted an application for a waiver from Part 5, Setbacks, Section (D) (2) of Ordinance 20060309-058 that prescribes the minimum and maximum front yard setback.

- (a) the minimum front yard setback is the same as the minimum front yard setback of the principal structure of the developed lot; and
- (b) the maximum front yard setback is equal to the minimum front yard setback of the principal structure on the developed lot plus ten percent of the distance of that setback.

SETBACKS

The proposed development requires the applicant to request a Council Waiver because it creates a structure that does not comply with the setback requirement set forth in Part 5 (D) (2) of the ordinance.

Existing Setbacks of Lots from Haskell – front setback

8410 Haskell	68 s.f. (front setback - lot adjacent to proposed development)
Not addressed	Vacant Lot
Not addressed	Vacant Lot
Not addressed	Vacant Lot
Not addressed	Vacant Lot
Not addressed	Vacant Lot

Existing Setbacks of Lots from Scenic Brook – side setback

8007 Scenic Brook Dr. Vacant Lot
8003 Scenic Brook Dr. Vacant Lot

For a corner lot, on a block face that is undeveloped for a use described in subsection (B):

- (a) the minimum side setback is prescribed by section 25-2-492 (C) (site development regulations of the city code; and
- (b) there is no maximum front yard setback.

SETBACKS CALCULATIONS

Under Part 5 (D) (2) of Ordinance 20060309-058, the setback for the proposed single family residence is figured thusly:

- (a) a minimum front yard setback is the same as the minimum front yard setback of the principal structure on the developed lot which is 68 s.f.
- (b) the maximum front yard setback is equal to the minimum front yard setback of the principal structure of the developed lot plus ten percent of the distance of that setback which is $68 + 6.8$ (10 percent) = 74.8 maximum setback.

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Applicant proposes a front setback of 38 s.f.
- Applicant proposes a side setback of 25 s.f.
- Construct a new one-story 1517 s.f. single family residence at 8011 Scenic Brook Dr.

Applicant proposes additional construction:

- 222 sf 1st floor uncovered porches
- 465 sf attached garage
- 400 sf additional driveway area (garage to have alley access)
- 72 sf sidewalk area

ZONING

- This lot is currently zoned Single Family Residential (SF-2)
- It lies within the Oak Hill Association of Neighborhoods (OHAN), Save Barton Creek Assn., Barton Springs Coalition, and the Wynnrock Area Neighborhood Assn.

DEVELOPMENT REGULATIONS

The proposed new single family residence requires the applicant to request a Council Waiver because it creates a structure that encroaches into the minimum front setback set forth in Part 5 Section D (2) of Ordinance 20060309-58. The applicant requests a front setback of 38 s.f. Because the side setback is on a block face that is undeveloped, Applicant has no maximum setback and is developing a side setback of 25 ft.

The proposed new single-family development does not require the applicant to request a Council Waiver from Part 4(B) of the ordinance because it complies with the greater of:

- (a) 0.4 to 1 FAR would allow 4739.2
 - Proposed structure complies with 1517 s.f. on 11848 s.f. lot, which equates to a .128 FAR
- (b) 2,500 square feet
 - Proposed will not exceed 2,500 s.f. Square footage of home is 1517 which is under 2500 s.f. by 983 s.f.

WAIVER

The applicant requests the waiver under Part 6(A) (1) on the following grounds:

- The regulations pose undue hardship on the applicant due to a significant time and financial investment on the project, and
- Approval of the waiver will not adversely affect public health, safety, or welfare.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Information was provided indicating undue hardship.

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

3/13 11:26 AM

BP Number	<u>BP-06-25492</u>
Building Permit No.	
Plat No.	Date <u>3/31/16</u>
Reviewer	<u>Donna C. Lee</u>

PRIMARY PROJECT DATA

Service Address <u>8011 SCENIC BROOK DRIVE</u>		Tax Parcel No. <u>0408480316000</u>
Legal Description	Lot <u>11</u> Block _____ Subdivision <u>WESTOAKS</u> Section <u>3</u> Phase _____	
If in a Planned Unit Development, provide Name and Case No. _____ (attach final approved copies of subdivision and site plan)		
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.		
Description of Work	Remodel (specify) _____	
<input checked="" type="checkbox"/> New Residence	_____	
<input checked="" type="checkbox"/> Duplex	Addition (specify) _____	
<input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> attached <input type="checkbox"/> detached	_____	
<input type="checkbox"/> Carport <input type="checkbox"/> attached <input type="checkbox"/> detached	Other (specify) _____	
<input type="checkbox"/> Pool	_____	
Zoning (e.g. SF-1, SF-2...) <u>SF-2</u>	Height of building <u>21</u> ft.	# of floors <u>1</u>
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))		
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, attach the B.O.A. documentation		
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**VALUATIONS FOR
REMODELS ONLY**

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway & Sidewalk	\$ _____
TOTAL	\$ _____
(labor and materials)	

**DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size	<u>11848</u> sq.ft.
Job Valuation	\$ <u>140,000</u>
(Labor and materials)	
Total Job Valuation (remodels and additions)	\$ _____
(Labor and materials)	

**PERMIT FEES
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>DISJUNCTIVE FARMS INC.</u>	Telephone (h) <u>(512) 263-3884</u>
BUILDER	Company Name <u>DURA HOMES INC.</u>	(w) <u>(512) 626-2776</u>
	Contact/Applicant's Name <u>BRADLEY BOHLER</u>	Telephone <u>(512) 626-2776</u>
DRIVEWAY /SIDEWALK	Contractor <u>BLANCA CONCRETE / SHANE CARR</u>	Pager _____
		FAX _____
CERTIFICATE OF OCCUPANCY	Name <u>DURA HOMES INC</u>	Telephone _____
	Address <u>11524 HWY. 71 WEST</u>	City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>78735</u>

If you would like to be notified when your application is approved, please select the method:

☒ telephone ☐ e-mail: (512) 626-2776

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 8011 SCENE 3 BROOK DRIVEApplicant's Signature Bruce J. Borek MANAGER DURA HOMES INC. Date 1-31-06**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	_____ sq.ft.	<u>1517</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.	_____ sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport		
<input checked="" type="checkbox"/> attached	_____ sq.ft.	<u>465</u> sq.ft.
_____ detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks (must be counted at 100%)	_____ sq.ft.	_____ sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	_____ sq.ft.
i. Covered porches	_____ sq.ft.	_____ sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.
Specify _____		

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 1982 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 1782 sq.ft.
167 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>1982</u> sq.ft.
b. Driveway area on private property	<u>400</u> sq.ft.
c. Sidewalk / walkways on private property	<u>72</u> sq.ft.
d. Uncovered patios	<u>222</u> sq.ft.
e. Uncovered wood decks (may be counted at 50%)	_____ sq.ft.
f. Air conditioner pads	<u>12</u> sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2688 sq.ft.
23 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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 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.

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.

APPLICANT'S SIGNATURE Bruce J. Bunch President DATE 1-31-06
DURA HOMES INC.

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 27519

Rejection Notes/Additional Comments (for office use only):

SF-2
① setbacks per I.R. - read in file
2 bth
1517 gfa < 2500
platted 1964
new gfa = 4739
setback - 8.8' min - ~~11.2~~ 6.8'
new - 74.8'

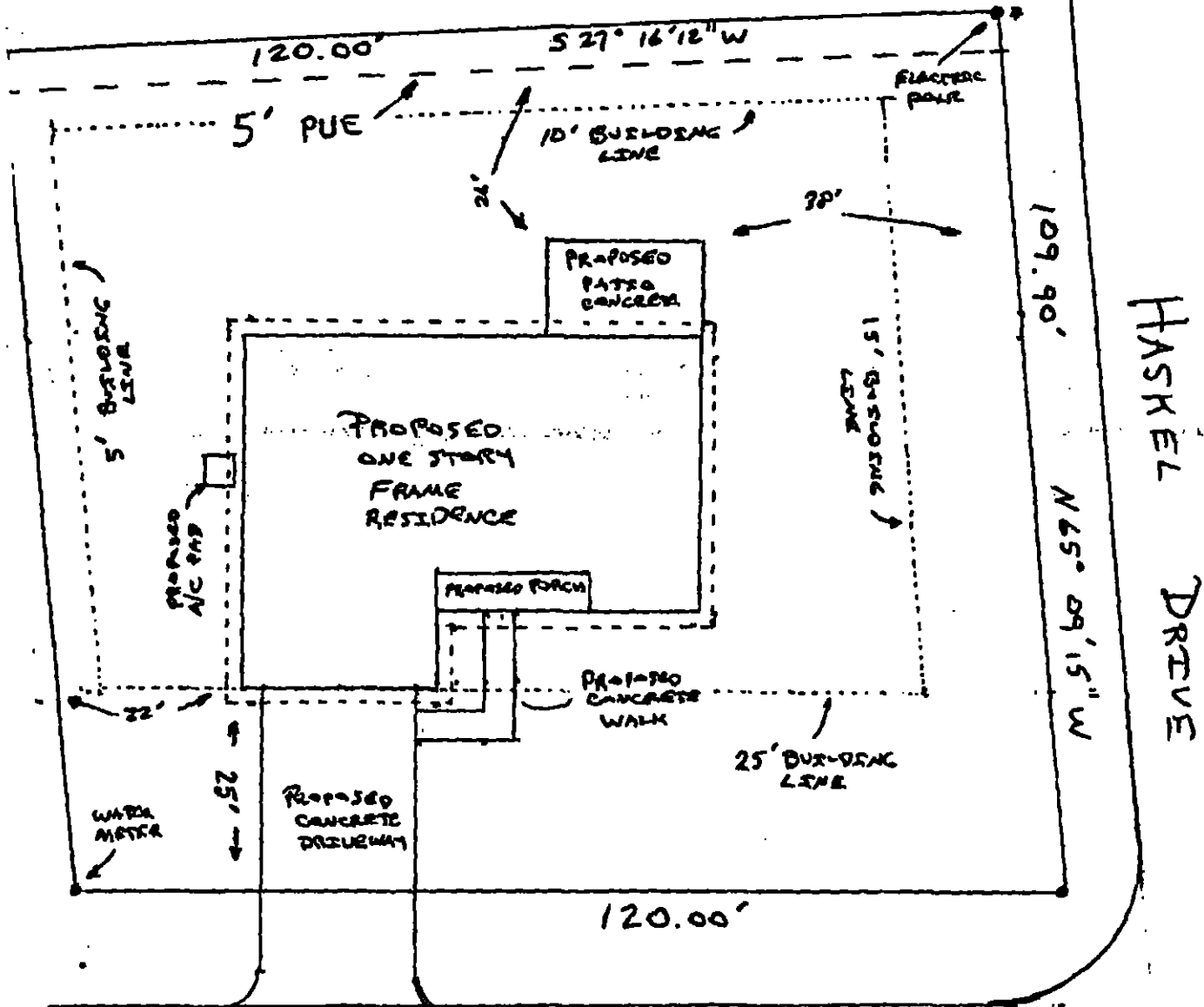
IN DIAMETER)

8011 SCENIC BROOK DRIVE

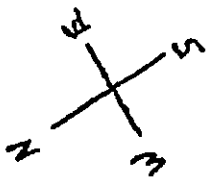
LOT 11 WEST OAK SUBDIVISION SECTION 3

DURA HOMES INC BUILDER

BRADLEY S. BAHL 626-2776 CONTACT



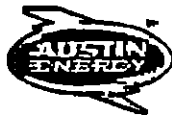
SCENIC BROOK DRIVE



SCALE
1" = 20'

● IRW RAD FOUND
* ELECTRIC POLE

(DURA HOMES INC.
BRADLEY BAHL 626-2776)



Kramer Service Center

St. Elmo Service Center

2412 Kramer Lane, Bldg. "C"

Austin, Texas 78758
(512) 505-7206

Austin Energy

Electric Service Planning Application
(Please Print or Type)

4411-B Meinhardus Drive

Austin, Texas 78744
(512) 505-7500

ESPA for Residential & Small Commercial Service Only (under 350 amps 1Ø or 225 amps 3Ø)

Name: DURA HOMES INC / BRADLEY GOWLS ^{Pres.} Phone: 626-2776
Address: 8011 SCARNEC BRICK DRIVE
Legal Description: WETDAKS SECTION 3
Lot: 11 Block: _____ Commercial/Residential? R

Service Main Size(s) _____ (amps) Service Conductor _____ (type & size)
Service Length _____ (ft.) Number of Meters? _____ Multi-Fuel Y N
Overhead/Underground? _____ Voltage _____ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage _____ Total AC Load _____ (# of units) _____ (Tons)
Largest AC unit _____ (Tons) LRA of Largest AC Unit _____ (amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: ELECTRICIAN To pull permit

NOT AE POWER

ESPA Completed by (Signature & Print name) _____

Phone _____

Building/Electric Permit No: _____

AE Representative _____

Date _____

Approved: ☒ Yes ☐ No (Remarks on back) Phone: 974-2632

Application expires 90 days after date of Approval

AE APPROVED

MAR 13 2006

RLS 72-17

WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

 COMPLETE WAIVER APPLICATION

☒ COMPLETE & REVIEWED RESIDENTIAL APPLICATION

SUPPORTING DOCUMENTATION

- ☒ 1) PROOF OF HARDSHIP
- ☐ 2) IMPACT ON DRAINAGE
- ☐ 2) NEIGHBORHOOD SUPPORT LETTERS
- ☒ 3) PROOF OF FINANCIAL INVESTMENT IN PROJECT
- ☒ 4) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES

COPY OF TCAD'S APPRAISAL ROLL INDICATING

1) SQUARE FOOTAGE OF SUBJECT PROPERTY
2) SQUARE FOOTAGE OF ADJACENT RESIDENCES
3) HOMESTEAD EXEMPTION

COPY OF PLAT

COPY OF APPROVED LAND STATUS DETERMINATION

✓ F.A.R. (FLOOR TO AREA RATIO) CALCULATION

☒ DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)

001 N/A DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5TH FLOOR
CONCURRENTLY (if applicable) BP# _____

OTHER

You will be required to review your application with a Residential Zoning Planner. You will be notified at this time of the next City Council hearing (Ord#2060216-043.)

CITY OF AUSTIN
REQUEST TO WAIVE INTERIM DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 2060216-043

STREET ADDRESS: 8011 SCENIC BROOK DR.
 LEGAL DESCRIPTION: Subdivision WESTOAK
 Lot(s) 11 Block SEC 3 Outlot _____ Division _____
 Zoning District: _____ Neighborhood Plan (if applicable): _____

Type of work to be done (Select appropriate option and provide description of the proposed project):

☒ New Construction: 3 BEDROOM 2 BATH 2 CAR GARAGE
 Addition: _____

Please select one of the following:

- ☒ 1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described below: I CAN NOT SET BACK MY HOUSE FAR ENOUGH BECAUSE MY LOT IS IN THE 1228 OF THE TRACT IN COMPARED TO (I HAVE ABOUT \$28,000 INVESTED IN THIS LOT)

If you select Option 1, you must select one of the following:

_____ The granting of this waiver will not adversely affect the public health, safety and welfare.

Explain: SETBACKS I WOULD USE WOULD MEET OR EXCEED NORMAL CITY SETBACKS FOR NEW HOME CONSTRUCTION

-or-

_____ I am proposing to mitigate the effect of the redevelopment by providing adequate safeguards which will adequately protect the health, safety and welfare of the public.

Explain: _____

- _____ 2. The following development agreement permits the activity: _____
- _____ 3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: _____
- _____ 4. I am providing appropriate drainage facilities. Explain: _____

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: Brentley Baker PRESIDENT DPM HOMES INC.

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin: _____

Date scheduled for City Council action: _____



CITY OF AUSTIN
Watershed Protections & Development Review

LAND STATUS DETERMINATION
LEGAL TRACT PLATTING EXCEPTION

02/01/2005

File Number: C8I-05-0035

Address: 8011 SCENIC BROOK DR

Tax Parcel I.D.: 0408480316

Map Date: 04/21/2003

The Watershed Protections & Development Review has determined that this property as described in the attached description and map:

Is a **LEGAL TRACT** consisting of being a portion of Lot 11, Westoak Section 3 Subdivision, created prior to 11/14/1974 (Grandfather Date) as evidenced by the indirect configuration deed recorded in Volume 3382, Page 1746 of the Travis County Deed Records on 11/06/1967 being the same property as currently described in deed recorded in Document #2004059804 of the Travis County Deed Records on 03/31/2004, and is eligible to receive utility service.

Additional Notes/Conditions:
NONE

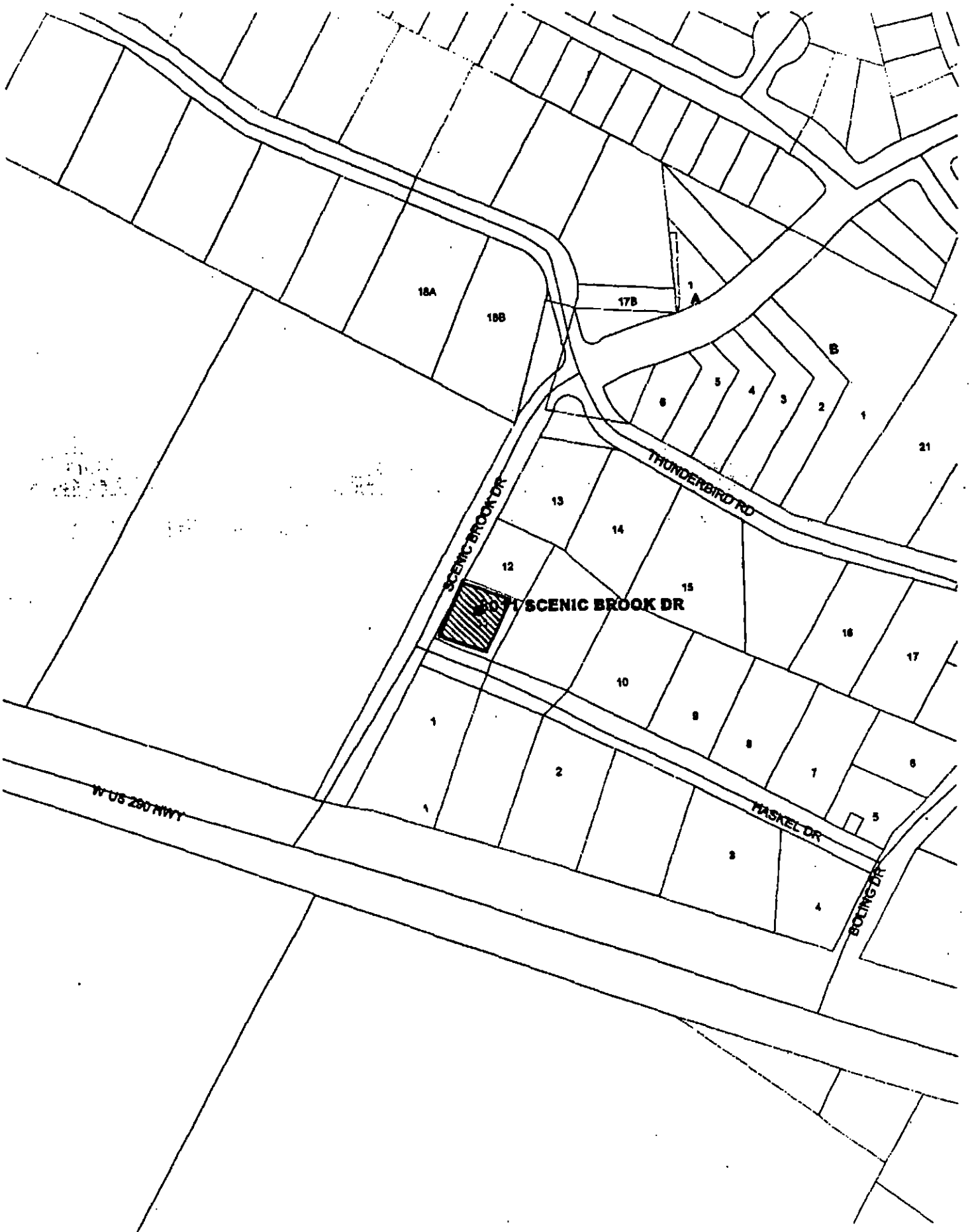
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Hector Avila

HECTOR AVILA

Director (or representative)

Watershed Protections & Development Review



TaxNetUSA: Travis County Property Information

Property ID Number: 312091 Ref ID2 Number: 04094903160000

Owner's Name DURA HOMES INCMailing Address
11524 HWY 71 W
AUSTIN, TX 78735-Location
PHOENIX DR 78737Legal
LOT 11 * LESS E TRI WESTOAK SEC 3**Property Details**

Deed Date 02/01/2006

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

2003 Certified

10,880.00

0.00

0.00

0.00

0.00

0.00

10,880.00

0.00

10,880.00

Value Information

Land Value

Improvement Value

AG Value

AG Productivity Value

Timber Value

Timber Productivity Value

Assessed Value

10% Cap Value

Total Value

F
F
0

0.2720

11

2008023787TR

-S15223

P0380

Data up to date as of 2008-04-03

1. AGRICULTURAL (1-B-1)

4. APPROPRIATION OF ASSESSMENT

5. HEMPSTADT EXEMPTION FORM

1. PREVIOUSLY REPORTED

2. PROTEST FORM

3. HEMPSTADT EXEMPTION FORM

4. PLAT MAP

(PDF)

5. PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
DA	TRAVIS CENTRAL APP DIST	0.000000	10,880.00	10,880.00	10,880.00	10,880.00
01	AUSTIN ISO	1.623000	10,880.00	10,880.00	10,880.00	10,880.00
03	TRAVIS COUNTY	0.496300	10,880.00	10,880.00	10,880.00	10,880.00
1C	TRAVIS CO ESD NO 3	0.098400	10,880.00	10,880.00	10,880.00	10,880.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	10,880.00	10,880.00	10,880.00	10,880.00
68	AUSTIN COMM COLL DIST	0.096100	10,880.00	10,880.00	10,880.00	10,880.00

Improvement Information

Improvement ID	State Category	Description
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Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
					Total Living Area	0

Land Information

Land ID	Type Code	SPTS Code	Homestead	Size-Acres	Front	Depth	Size-Sqft
303470	LAND	G1	F	0.000	0	0	11,848

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004	0A	2004		
2004	01	TRAVIS CENTRAL APPRAISAL DISTRICT	10,880.00	10,880.00
2004	03	AUSTIN INDEPENDENT SCHOOL DISTRICT	10,880.00	10,880.00
2004	1C	TRAVIS COUNTY (M&O, I&S, SPEC RD & BRIDGE)	10,880.00	10,880.00
2004	2J	TRAVIS COUNTY ESD NO 3	10,880.00	10,880.00
2004	68	TRAVIS COUNTY HOSPITAL DISTRICT	10,880.00	10,880.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	10,880.00	10,880.00
2003	0A	2003		
2003	01		10,880.00	10,880.00
2003	03		10,880.00	10,880.00
2003	1C		10,880.00	10,880.00
2003	68		10,880.00	10,880.00
2002	0A	2002		
2002	01		10,880.00	10,880.00
2002	03		10,880.00	10,880.00
2002	1C		10,880.00	10,880.00

2002	00	2001	10,890.00	10,890.00
2001	0A			
2001	01		10,890.00	10,890.00
2001	03		10,890.00	10,890.00
2001	1C		10,890.00	10,890.00
2001	00		10,890.00	10,890.00
		2000		
2000	01		11,891.00	11,891.00
2000	03		11,891.00	11,891.00
2000	1C		11,891.00	11,891.00
2000	00		11,891.00	11,891.00

Travis County Property Information

Property ID Number: 312090 Ref ID2 Number: 04084803150009

Owner's Name WISE CAROLE A & MARALINDA WISE

Mailing Address
MARALINDA WISE BAKER
1300 VERNA ST
JASPER, TX 75951-3325

Location
8410 HASKEL DR 78738

Legal
ABS 454 SUR 648 JOHANNSEN J P ACR .704 LOT 11 * NE TRI WESTOAK SEC 3

Property Details

Deed Date 09/25/1999
Deed Volume 11030
Deed Page 00049
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 6
Land Acres 0.7110
Block 11
Tract or Lot
Docket No.
Abstract Code
Neighborhood Code

Value Information

Land Value
Improvement Value
AG Value
AG Productivity Value
Timber Value
Timber Productivity Value
Assessed Value
10% Cap Value
Total Value

2005 Certified
28,440.00
84,862.00
0.00
0.00
0.00
0.00
113,302.00
0.00
113,302.00

Data up to date as of 2006-04-03

AGRICULTURAL (1-0-1)

PLANTER FRIENDLY REPORT

APPOINTMENT OF AGENT FORM

PROTEST FORM

PREREPORT EXEMPTION

RELIGIOUS EXEMPTION FORM

PLAT MAP (TIFF)

PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	113,302.00	113,302.00	113,302.00	113,302.00
01	AUSTIN ISD	1.823000	113,302.00	113,302.00	113,302.00	113,302.00
03	TRAVIS COUNTY	0.499300	113,302.00	113,302.00	113,302.00	113,302.00
1C	TRAVIS CO ESD NO 3	0.069400	113,302.00	113,302.00	113,302.00	113,302.00
2J	TRAVIS CO HOSPITAL DIST	0.077800	113,302.00	113,302.00	113,302.00	113,302.00

68 AUSTIN COMM COLL DIST 0.009100 113,302.00 113,302.00 113,302.00

Improvement Information

Improvement ID 250002
 State Category A1
 Description 1 FAM ONELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
250002	303738	1ST	1st Floor	WW	1993	1,820
250002	1382993	011	PORCH OPEN 1ST F	.	1993	84
250002	1382994	006	HVAC RESIDENTIAL	.	1993	1,820
250002	1382995	261	BATHROOM	.	1993	1
250002	1382996	320	ORG DRIVEWAY	MDA	1993	1
250002	1382997	822	FIREPLACE	.	1993	1
250002	1382998	581	STORAGE ATT	WW	1993	86
Total Living Area 1,820						

Land Information

Land ID	Type Code	SPTS Code	Homestead	Size-Acres	Front	Depth	Size-Sqft
303468	LAND	A1	F	0.001	0	0	30,871

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	113,302.00	113,302.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	113,302.00	113,302.00
2004	03	TRAVIS COUNTY (MAG.143, SPEC RD & BRIDGE)	113,302.00	113,302.00
2004	1C	TRAVIS COUNTY ESD NO 3	113,302.00	113,302.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	113,302.00	113,302.00
2004	06	AUSTIN COMMUNITY COLLEGE DISTRICT	113,302.00	113,302.00
		2003		

2003	0A	2002	110,945.00	110,945.00
2003	01		110,945.00	110,945.00
2003	03		110,945.00	110,945.00
2003	1C		110,945.00	110,945.00
2003	08	2002	110,945.00	110,945.00
2002	0A		110,945.00	110,945.00
2002	01		110,945.00	110,945.00
2002	03		110,945.00	110,945.00
2002	1C		110,945.00	110,945.00
2002	08	2001	110,945.00	110,945.00
2001	0A		110,945.00	110,945.00
2001	01		110,945.00	110,945.00
2001	03		110,945.00	110,945.00
2001	1C		110,945.00	110,945.00
2001	08	2000	110,945.00	110,945.00
2000	01		90,739.00	90,739.00
2000	03		90,739.00	90,739.00
2000	1C		90,739.00	90,739.00
2000	08		90,739.00	90,739.00

** CITY OF AUSTIN GIS QUERY REPORT
**-----
** Tue Apr 18 12:12:39 2006

AREA:
9032.96 square feet

JURISDICTION:
122--LTD-PZ

LAND STATUS:
ID -- 20042 , CaseNum -- C7A-85-010 , OrdNum -- 851219-R, Acres--9
Description--US 290 AND HWY 71 (SQ.MI.),
Type--LTD, Date--19851219

WATERSHED:
21--WILLIAMSON CREEK

FLOOD PLAIN:
2974--

MJDS:

BCWO:
Ddz--DRINK

WATER REGULATION:
ID--1, Water Type--REG, Water Name--BSZ

NEIGHBORHOOD ASSOCIATION:
298--Oak Hill Association of Neighborhoods (OHAN)
384--Save Barton Creek Assn.
385--Barton Springs Coalition
459--Wynnrock Area Neighborhood Assn.
705--OHAN - 78735
706--OHAN - 78736
707--OHAN - 78737
708--OHAN - 78738
709--OHAN - 78739
710--OHAN - 78749
742--Austin Independent School District

ZONING:
1.94705e+006--ROW
1.94745e+006--SF-2

ZONING OVERLAYS:

OVERLAY NAME -- SUB NAME

BARTON SPRINGS ZONE--NONE

DEVELOPMENT AGREEMENTS:

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City of Austin |



#1 Subject property 8011 Scenic Brook Dr.



#2 Subject property 8011 Scenic Brook Dr.



3. Neighboring property



4. Neighboring property





ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 8011 SCENIC BROOK DRIVE FROM CERTAIN INTERIM DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the construction of a single family residence located at 8011 Scenic Brook Drive. The one story structure will have a floor area of 1,517 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 5 Section (D)(2) of Ordinance No. 20060309-058 which prescribes minimum and maximum front yard setbacks for a lot on a block face on which one lot is developed for a use described in Subsection (B):

- (a) the minimum front yard setback is the same as the minimum front yard setback of the principal structure on the developed lot; and
- (b) the maximum front yard setback is equal to the minimum front yard setback of the principal structure on the developed lot plus ten percent of the distance of that setback.

PART 3. Council has considered the factors for granting a waiver from interim development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

PART 4. A waiver is granted from Part 5 Section (D)(2) of Ordinance 20060309-058 to allow the construction of a single family residence located at 8011 Scenic Brook Drive with a front yard setback of no less than 38 feet.

1
2 **PART 5.** This ordinance takes effect on _____, 2006.

3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2006

§
§
§

9
10 Will Wynn
11 Mayor

12
13 **APPROVED:** _____

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

R