

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

AGENDA



Thursday, June 22, 2006

#63

Back

Watershed Protection and Development Review RECOMMENDATION FOR COUNCIL ACTION

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of a three story single family residence at 1007 ½ East 16th Street, Austin, TX.

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

Additional Backup Material

(click to open)

- ☐ Backup documentation
- ☐ Backup documentaion
- ☐ Backup documentation
- ☐ Backup documentaion

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

On March 9, 2006 the City Council adopted 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. Under Part 5 (D)(4) of the ordinance regarding minimum and maximum front yard setbacks, for a building permit to be issued to construct single-family, single family attached, two-family, secondary apartment, and duplex structures for a lot on a block face on which three or more lots are developed for a use described in Subsection (B):

- (a) the lot with the principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the minimum front yard setback of the principal structure on the remaining lot minus ten percent of the distance of that setback; and
- (c) the maximum front yard setback is equal to the minimum front yard setback of the principal structure on the remaining 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, the development proposed by the applicant will not adversely affect public health, safety and welfare, and waiving the regulations will not have a substantially adverse impact on neighboring properties.

Applicant Mr. Mike Tolleson is requesting a waiver from Ordinance No. 20060309-058 in order to construct a three story single family residence at 1007 1/2 East 16th Street, Austin TX based on a front setback of 87 ft. The average of the maximum front set-back on the block face is 23.1 ft. The three story structure will have 1904 square feet of gross floor area. The proposed development complies with the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would also 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-06-5235R

COUNCIL DATE: June 22, 2006

APPLICATION DATE: May 24, 2006

OWNER: Mr. R. Michael Tolleson

ADDRESS: 1007 ½ East 16th Street

BACKGROUND

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

APPLICATION

On May 24, 2006, the applicant submitted an application for a waiver from Part 5 Section (D) (4) of Ordinance 20060309-058 that prescribes minimum and maximum front yard setback which except as provided in Paragraph (6), for a lot on a block face on which three lots are developed for a use described in Subsection (B):

- (a) the lot with the principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the minimum front yard setback of the principal structure on the remaining lot minus ten percent of the distance of that setback; and
- (c) the maximum front yard setback is equal to the minimum front yard setback of the principal structure on the remaining 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 limitations set forth in Part 5 Setbacks (D) (4) of the ordinance:

Existing Setbacks of Lots

1009 East 16 th St.	Apartment Complex (not included)
1007 ½ East 16 th St.	Subject Property (Vacant lot)
1007 East 16 th St.	24 Ft
903 East 16 th St.	21 Ft
901 East 16 th St.	18 Ft

SETBACK CALCULATIONS

Under Part 5, Section D (4) of Ordinance 20060309-058, the setback for the proposed single family residence is figured thusly:

- (a) 24 ft and 18 ft are disregarded because they are the structures closest and farthest from the street.
- (b) $21 - 2.1$ (10 percent) = 18.9
21 is the average setback of the remaining structure minus 2.1 (10%) allows for a minimum front setback of 18.9 ft.
- (c) $21 + 2.1$ (10 percent) = 23.1
21 is the average setback of the remaining structure plus 2.1 (10%) allows for a maximum front setback of 23.1 ft

DEVELOPMENT REGULATIONS

The proposed new single family residence requires the applicant to request a Council Waiver because it creates a structure that does not comply with front setback set forth in Part 5 Section D(4) of Ordinance 20060309-58. The applicant request a front setback of 87 ft and the maximum front setback from the ordinance is 23.1 ft.

The proposed development does not require the applicant to request a Council Waiver from Part 4(B) of the ordinance because it complies with the two size limitations:

- (a) 0.4 to 1 floor-to-area ratio.
 - Proposed structure complies with this section Applicant proposes 1904 of gross floor area on 5740.5 s.f. lot, which equates to a 0.33 FAR
- (b) 2500 Square feet.
 - Proposed structure will have 1904 s.f. The structure is under the 2500 allowed by 596 s.f.

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Applicant requests a front setback of 87 s.f.
- Construct a new three story 1904 s.f. single family residence at 1007 ½ East 16th St.

Applicant proposes additional construction:

- 1000 s.f. driveway area
- 72 s.f. walkway
- 240 s.f. uncovered patio
- 84 s.f. exterior stairs

ZONING

- This lot is currently zoned Single Family Residential (SF-3)
- It lies within the Swede Hill Neighborhood Assn., Austin Neighborhoods Council, Mueller Neighborhoods Coalition, Sentral Plus East Austin Koalition (SPEAK), Organization of Central East Austin Neighborhoods (OCEAN) and PODER People Organized in Defense of Earth & her Resources.

WAIVER

The applicant requests the waiver under Part 5, Setbacks, Section D (4) on the following grounds:

- The regulations imposes undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health, safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

STAFF ASSESSMENT

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

- Photos from the neighborhood submitted as evidence that the new structure will be compatible to the existing structures in the neighborhood.

STAFF RECOMMENDATION: APPROVAL

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

Residential Building Permit and Waiver Application

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number BP-06-5235R
Building Permit No. _____
Plat No. _____ Date 5/24/06
Reviewer _____

PRIMARY PROJECT DATA

Service Address 1007 1/2 E. 16th ST. Tax Parcel No. 02090610040000
Legal Description _____
Lot 4 Block B Subdivision RECTORS OCT 42 Div B Section _____ 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) _____
☒ New Residence _____
____ Duplex _____ Addition (specify) _____
____ Garage ☐ attached ☐ detached _____
____ Carport ☐ attached ☐ detached _____
____ Pool _____ Other (specify) _____

Zoning (e.g. SF-1, SF-2...) LR - MW Height of building 35 ft. # of floors 3

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? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☐ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

**VALUATIONS FOR
REMODELS ONLY**

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

**DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 5,740.5 sq.ft.
Job Valuation \$ 175,000
(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 & Sidewalks	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>R. Michael TOLLESON</u>	Telephone (h) <u>476-1413</u> (w) <u>480-8822</u>
BUILDER	Company Name <u>R. Michael TOLLESON</u>	Telephone _____
	Contact/Applicant's Name <u>Mike TOLLESON</u>	Pager _____
DRIVEWAY /SIDEWALK	Contractor _____	FAX <u>479-6212</u> Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____	Telephone _____ City _____ ST _____ ZIP _____

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

☒ telephone ☒ e-mail: Mike@MikeTOLLESON

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

Service Address

1007 1/2 E. 16th ST., Austin

Applicant's Signature

Mike Doolan

Date

5/22/06

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>832</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.	<u>832</u> sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.	<u>240</u> sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport		
___ attached	_____ sq.ft.	_____ 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.

1904

sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

832 sq.ft.14.5 % 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>832</u> sq.ft.
b. Driveway area on private property	<u>1000</u> sq.ft.
c. Sidewalk / walkways on private property	<u>72</u> sq.ft.
d. Uncovered patios	<u>240</u> sq.ft.
e. Uncovered wood decks (may be counted at 50%)	_____ sq.ft.
f. Air conditioner pads	<u>27</u> sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) <u>Exterior Steps</u>	<u>84</u> sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2255 sq.ft.40 % of lot

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 Whe Wilson DATE 5/22/06

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

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

Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206



Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name MIKE TOLLESON Phone 480-8822
Address 100 7 1/2 E. 16th ST.
Legal Description EAST 45' OF LOT 4, BLOCK B, Chandler Crest Subdiv.
TRANS COUNTY
Lot 4 Block B Commercial/Residential? Residential

Service Main Size 200 (amps) Service Conductor 2/0 (type & size)
Service Length 10 (ft.) Number of Meters? 1 Multi-Fuel ☒ N
☒ Overhead/Underground? LR Voltage 120/240 ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 1904 Total A/C Load 3 (# of units) 5 (Tons)
Largest A/C unit 2 (Tons) LRA of Largest A/C Unit 20 (amps)
Electric Heating _____ (kW) Other HEAT PUMP (kW)

Comments: New Service /

Mike Tolleson MIKE TOLLESON 5/22/06 480-8822
ESPA Completed by (Signature & Print name) Date Phone

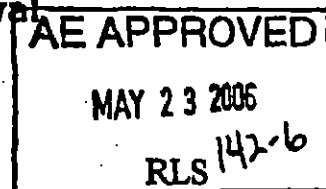
AE Representative _____

Date _____

Approved: ☒ Yes ☐ No (Remarks on back)

Phone 974-2632

Application expires 90 days after date of Approval



CITY OF AUSTIN
REQUEST TO WAIVE DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 20060309-058

STREET ADDRESS: 1007 1/2 E. 16th ST.
LEGAL DESCRIPTION: Subdivision Rectors
Lot(s) 4 Block B Outlot 42 Division B
Zoning District: LR-MW Neighborhood Plan (if applicable):

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

☒ New Construction: Single Family Residence
☐ 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. front
The maximum setback limit is too
restrictive for best use of the land and location of the structure
in relation to adjoining properties and zoning. House was designed
for the desired location and plans were drawn before new rules arrived.
The granting of this waiver will not adversely affect the public health, safety and welfare.
Explain: The location of the structure complies with all
pre-existing codes. The lot slopes toward the street
and drains without impact on neighboring property.

Waiving the regulation will not have a substantially adverse impact on neighboring properties

Explain: The property directly east is taller and has the same front
setback as I am requesting. The property to the
west is owned by applicant who prefers the requested setback.

☐ 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:

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: Mike Tellman

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application as well as requirements for residential building permit submittal. 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:

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

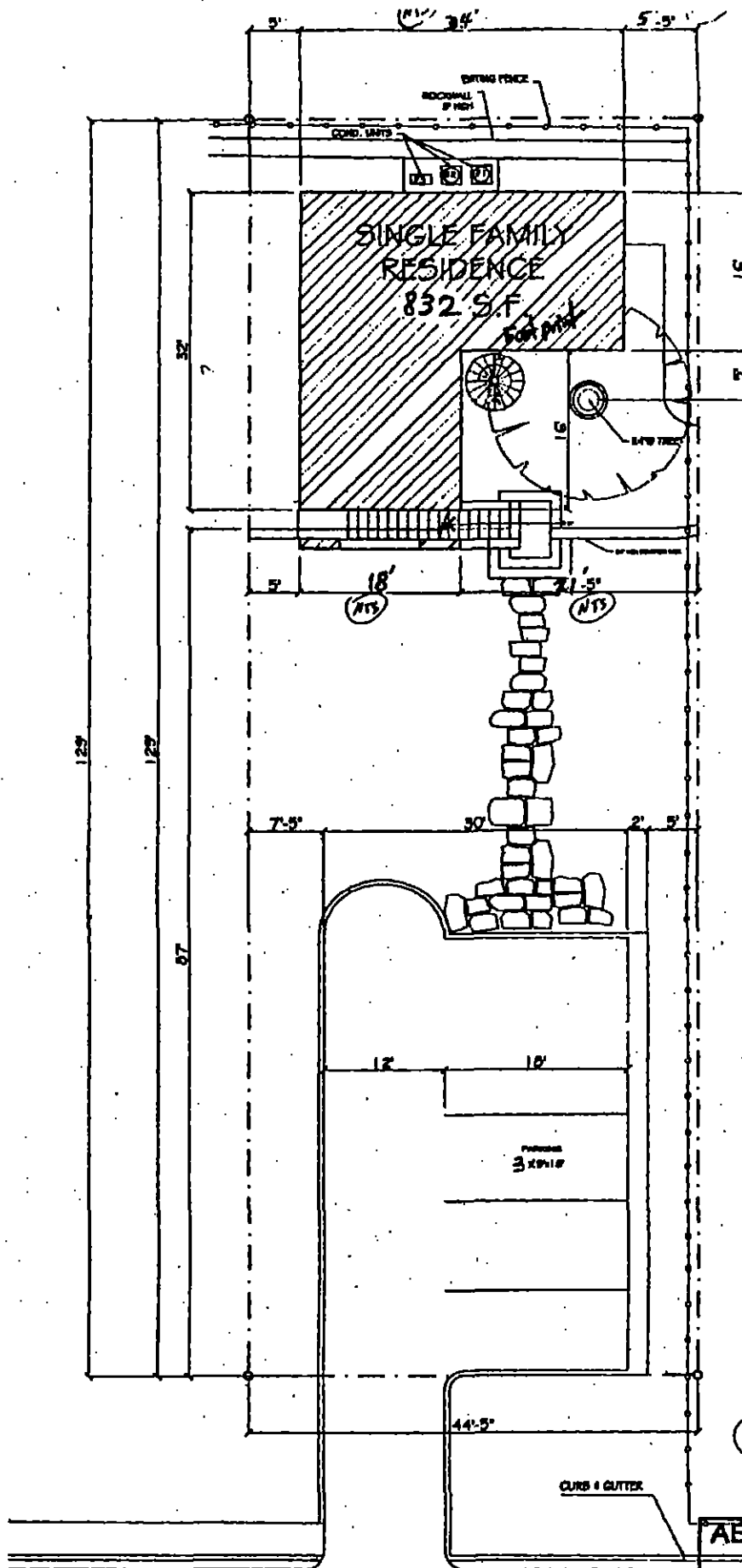
☒ F.A.R. (FLOOR TO AREA RATIO) CALCULATION

☒ DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)

☐ 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.)



<p>MIKE TOLLESON SINGLE FAMILY RESIDENCE 1007 1/2 E 16th ST, AUSTIN - TX</p>	
<p>DATE: 5/23/06 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]</p>	<p>DATE: 5/23/06 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]</p>
<p>REGISTERED ARCHITECT STATE OF TEXAS</p>	
<p>MARKLEY PORTER ARCHITECT</p>	
<p>PROJECT NO. 142-6 SHEET NO. A-5</p>	

**SINGLE FAM
 RESIDENCE
 SITE PLAN**

SCALE: 1/8" = 1'-0"

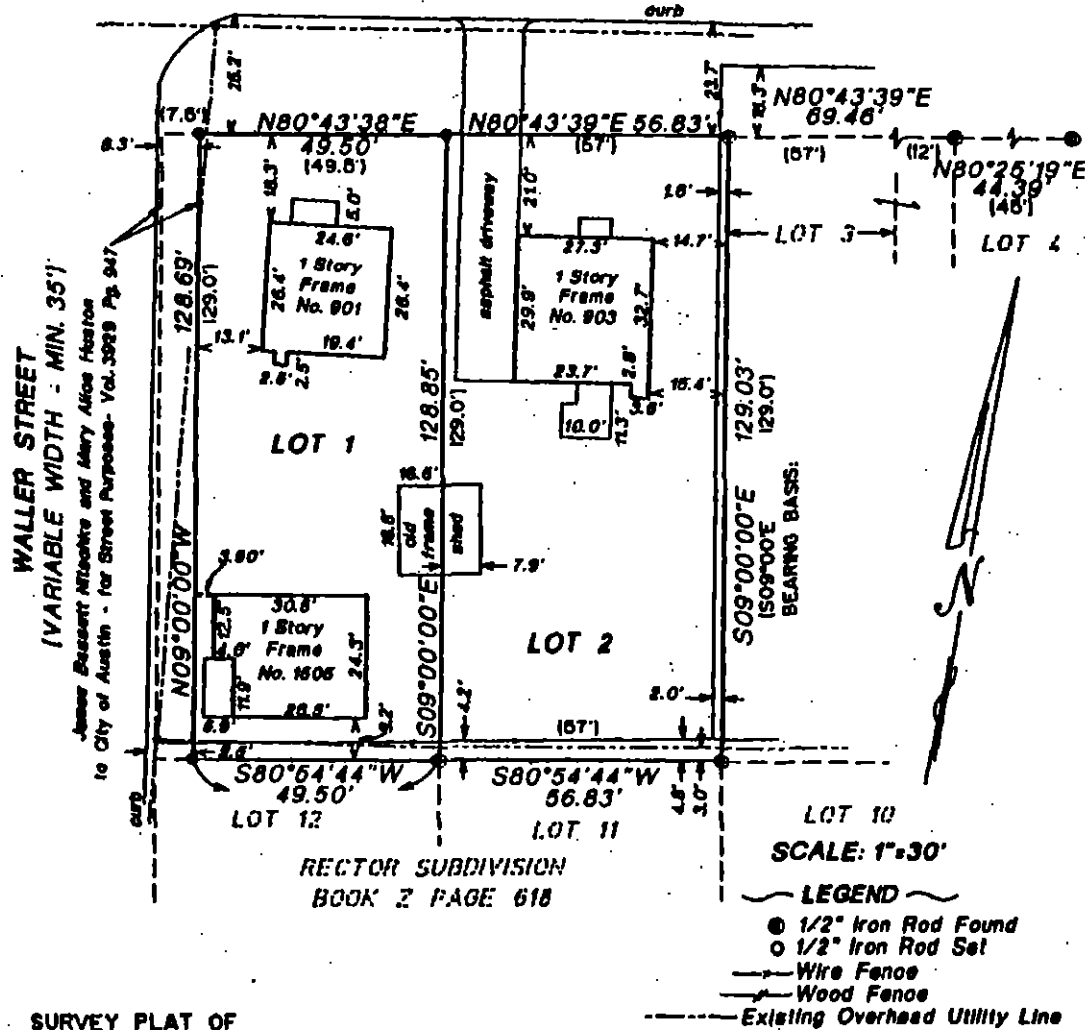
AE APPROVED

MAY 23 2006

RLS 142-6

1007 1/2 E 16th ST.

**EAST 16TH STREET
(VARIABLE WIDTH - MIN. 60')**



SURVEY PLAT OF

LOT 1 AND 2, BLOCK B, RECTOR SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 2, PAGE 618, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE WEST 7.8 FEET OF LOT 1 CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN VOLUME 3929, PAGE 947, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 901 AND 903 EAST 16TH STREET.

THE STATE OF TEXAS * TO: John D. Pieratt; Old Republic National Title Insurance Company; and Texas Professional Title, Inc. OF. No. H6993-[191]

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. No portion of this property lies within a special flood hazard area (Zone X) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0165 E, dated June 16, 1993.

THIS the 1ST day of NOVEMBER, A.D., 1996.

BY

J. Leroy Bush
J. Leroy Bush

Registered Professional Land Surveyor No. 1828
BUSH SURVEYING, INC.

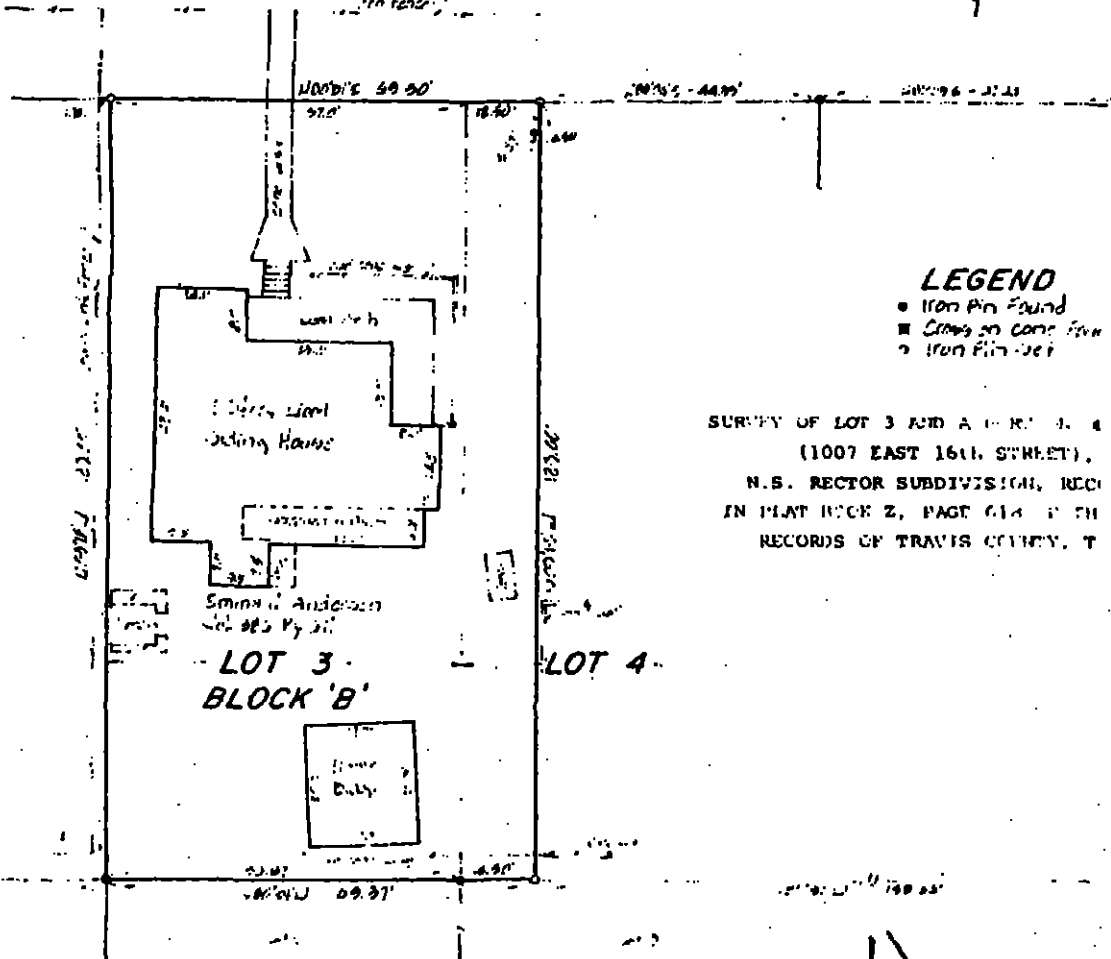
C-820110

EAST 16th STREET *Rd. Jct. 16th*

Asphalt Pavement

Concrete Curb & Gutter

SCALE 1" = 2'



LEGEND

- Iron Pin Found
- Survey on Corner from
- Iron Pin Set

SURVEY OF LOT 3 AND A PORTION OF LOT 4
(1007 EAST 16th STREET),
N.E. RECTOR SUBDIVISION, REC'D
IN PLAT BOOK 2, PAGE 614, IN THE
RECORDS OF TRAVIS COUNTY, TEXAS

**LOT 3
BLOCK 'B'**

LOT 4

adjacent (west)

ly described hereon is not located in a
conveyance according to the plat
of the subdivision, 1907, Book 2, Page 614, in the
records of Travis County, Texas.

I hereby certify that this survey was
made of the property legally described
hereon, and that there are no other
easements, rights, or interests in the
property, except as shown hereon, and that said
survey was made from a dedicated roadway,
shown hereon.

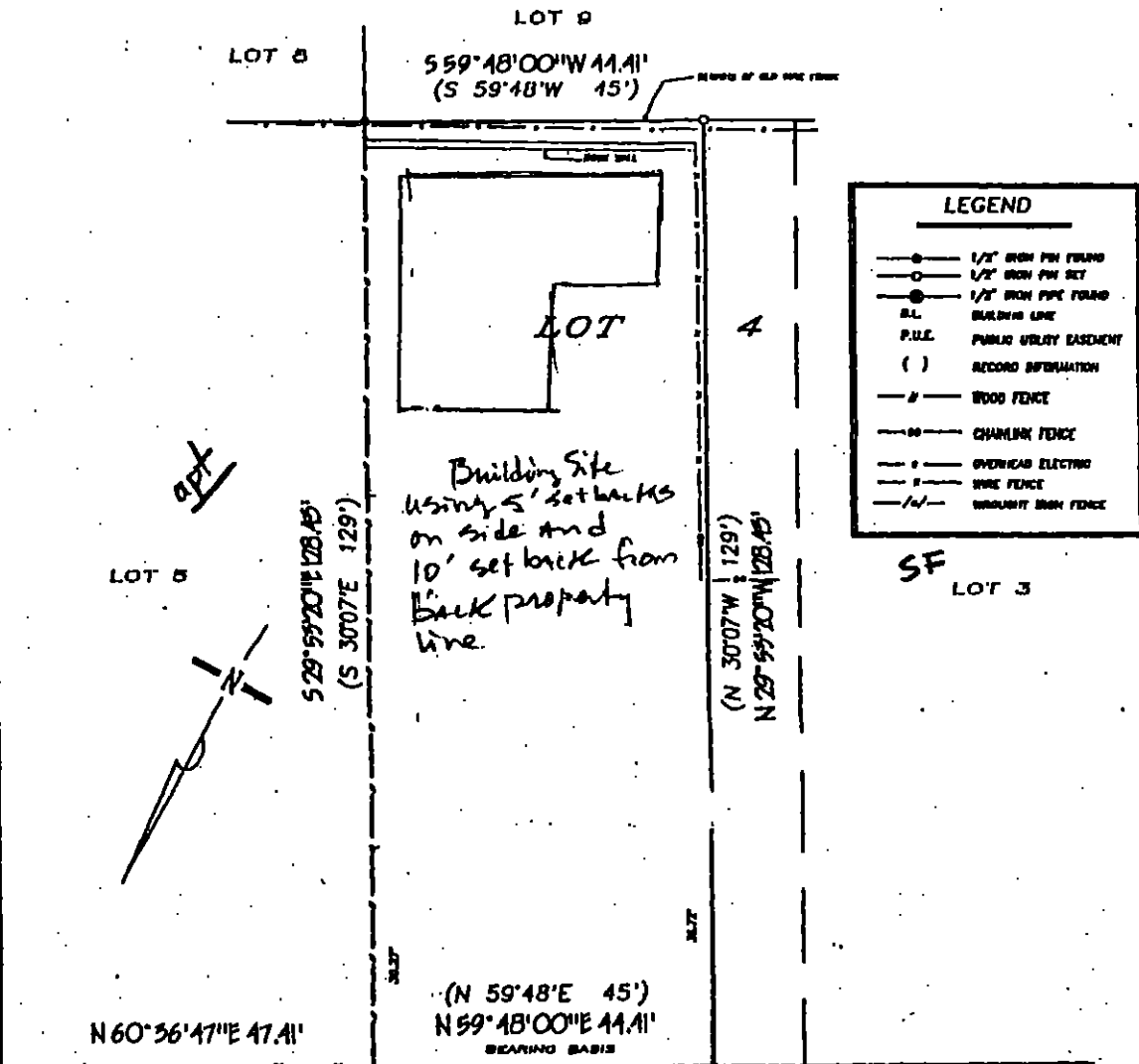
AS SURVEYED BY,

Douglas A. Smith
DOUGLAS A. SMITH
REGISTERED SURVEYOR No. 1908
1007 Manchaca Road
Austin, Texas 78704
April 4, 1980

SURVEY PLAT OF: 1007 EAST 16TH STREET, AUSTIN, TEXAS, 78702.

LEGAL DESCRIPTION: THE EAST 45' OF LOT 4, BLOCK B, CHANDLER CARLTON SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 2, PAGE 618, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

REFERENCE: R. MICHAEL TOLLESON



This property is in Zone "X" of the F.E.M.A. Flood Insurance Rate Map for Travis County, Texas, Community Panel No. 480621 0185C, dated June 18th, 1993.

THE STATE OF TEXAS TO THE LICHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
COUNTY OF TRAVIS AND TO TEXAS PROFESSIONAL TITLE INC.

The undersigned does hereby state that this survey was this day made on the ground of the property legally described herein and to the best information, knowledge and belief is correct, and that there are no discrepancies, conflicts, shortages in area, visible utility lines or roads in place, except as shown herein, and that said property has access to and from a dedicated roadway, except as shown herein.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER
PURPOSES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT
RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Dated this 10th day of October, 1998.
Job No. 10070996 Scale: 1" = 20' G.P. No. 116781

Point-Line Services

Land & Engineering Surveying

MELVIN LINDSEY, R.P.L.S. 1587

1301 Capital Of Texas Hwy. Suite A-238
Austin, Texas 78718
Tel: (512) 329-8217 Fax: (512) 328-8818

**Supplemental Information Submitted by
Applicant**

TaxNetUSA: Travis County

Property ID Number: 198362 Ref ID2 Number: 02090610010000

Owner's Name **MEDINA JAMES & KRISTINE M GARA**

Property Details

Mailing Address
KRISTINE M GARANA
901 E 16TH STREET
AUSTIN, TX 78702-1028

Location
901 E 16 ST

Legal
LOT 1 "LESS W 7.5' BLK B OLT 42 DIV 8 RECTORS SUBD

Deed Date 12192000
Deed Volume 00000
Deed Page 00000
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1486
Block B
Tract or Lot 1
Docket No. 2000204378TR
Abstract Code S11214
Neighborhood Code E0640

Value Information

2006 Preliminary

Land Value 44,000.00
Improvement Value 80,312.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 124,312.00
10% Cap Value 0.00
Total Value 124,312.00

Data up to date as of 2006-05-22

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	124,312.00	124,312.00	124,312.00	124,312.00
01	AUSTIN ISD	1.623000	124,312.00	109,312.00	124,312.00	124,312.00
02	CITY OF AUSTIN	0.443000	124,312.00	124,312.00	124,312.00	124,312.00
03	TRAVIS COUNTY	0.499300	124,312.00	99,450.00	124,312.00	124,312.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	124,312.00	99,450.00	124,312.00	124,312.00
66	AUSTIN COMM COLL DIST	0.099100	124,312.00	119,312.00	124,312.00	124,312.00

Improvement Information

Improvement ID	State Category	Description
181554	A1	1 FAM DWELLING
181555	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181554	187082	1ST	1st Floor	WS	1925	672
181554	758146	011	PORCH OPEN 1ST F	"	1925	72
181554	758147	095	HVAC RESIDENTIAL	"	1925	672
181554	2318184	251	BATHROOM	"	1925	1
181555	187083	1ST	1st Floor	WS	1950	824
181555	758148	011	PORCH OPEN 1ST F	"	1950	45
181555	758149	095	HVAC RESIDENTIAL	"	1950	824
181555	2318185	251	BATHROOM	"	1950	1

Total Living Area 1,296

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
186361	LAND	A1	T	0.000	0	0	6,366

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2006				
2005	0A	TRAVIS CENTRAL APP DIST	113,841.00	113,841.00
2005	01	AUSTIN ISD	113,841.00	98,841.00
2005	02	CITY OF AUSTIN	113,841.00	113,841.00
2005	03	TRAVIS COUNTY	113,841.00	91,073.00
2005	2J	TRAVIS CO HOSPITAL DIST	113,841.00	91,073.00
2005	66	AUSTIN COMM COLL DIST	113,841.00	108,841.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	113,841.00	110,454.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	113,841.00	110,454.00
2004	02	CITY OF AUSTIN	113,841.00	110,454.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	113,841.00	110,454.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	113,841.00	110,454.00
2004	66	AUSTIN COMMUNITY COLLEGE DISTRICT	113,841.00	110,454.00
2003				
2003	0A		117,812.00	100,413.00
2003	01		117,812.00	85,413.00
2003	02		117,812.00	100,413.00
2003	03		117,812.00	80,330.00
2003	66		117,812.00	95,413.00
2002				
2002	0A		132,303.00	91,285.00
2002	01		132,303.00	76,285.00
2002	02		132,303.00	91,285.00
2002	03		132,303.00	73,028.00
2002	66		132,303.00	86,285.00
2001				
2001	0A		82,987.00	82,987.00
2001	01		82,987.00	82,987.00
2001	02		82,987.00	82,987.00
2001	03		82,987.00	82,987.00
2001	66		82,987.00	82,987.00
2000				
2000	01		59,207.00	59,207.00
2000	02		59,207.00	59,207.00
2000	03		59,207.00	59,207.00
2000	66		59,207.00	59,207.00

TaxNetUSA: Travis County

Property ID Number: 198363 Ref ID2 Number: 02090610020000

Owner's Name **EHRENFELD DAVID ANDREW**Mailing Address
2280 24TH ST APT 434
SAN FRANCISCO, CA 94107-3271Location
903 E 16 STLegal
LOT 2 BLK B OLT 42 DIV B RECTORS SUBD

Property Details

Deed Date	10232001
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1686
Block	B
Tract or Lot	2
Docket No.	2001184601TR
Abstract Code	S11214
Neighborhood Code	E0640

Value Information

2006 Preliminary

Land Value	48,000.00
Improvement Value	73,387.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	121,387.00
10% Cap Value	0.00
Total Value	121,387.00

Data up to date as of 2006-05-22

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	121,387.00	121,387.00	121,387.00	121,387.00
01	AUSTIN ISD	1.623000	121,387.00	121,387.00	121,387.00	121,387.00
02	CITY OF AUSTIN	0.443000	121,387.00	121,387.00	121,387.00	121,387.00
03	TRAVIS COUNTY	0.499300	121,387.00	121,387.00	121,387.00	121,387.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	121,387.00	121,387.00	121,387.00	121,387.00
66	AUSTIN COMM COLL DIST	0.099100	121,387.00	121,387.00	121,387.00	121,387.00

Improvement Information

Improvement ID
181556State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181556	187064	1ST	1st Floor	WW	1950	783
181556	758160	095	HVAC RESIDENTIAL	*	1950	783
181556	758161	251	BATHROOM	*	1950	1
181556	2318186	320	OBS DRIVEWAY	SSA	1950	1
181556	3034631	80	Sketch Only	80	0	24

Total Living Area 783

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
196362	LAND	A1	T	0.000	0	0	7,353

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	111,814.00	111,814.00
2005	01	AUSTIN ISD	111,814.00	98,814.00
2005	02	CITY OF AUSTIN	111,814.00	111,814.00
2005	03	TRAVIS COUNTY	111,814.00	89,451.00
2005	2J	TRAVIS CO HOSPITAL DIST	111,814.00	89,451.00
2005	68	AUSTIN COMM COLL DIST	111,814.00	108,814.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	111,816.00	111,816.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	111,816.00	111,816.00
2004	02	CITY OF AUSTIN	111,816.00	111,816.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	111,816.00	111,816.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	111,816.00	111,816.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	111,816.00	111,816.00
2003				
2003	0A		48,770.00	48,770.00
2003	01		48,770.00	33,770.00
2003	02		48,770.00	48,770.00
2003	03		48,770.00	39,015.00
2003	68		48,770.00	43,770.00
2002				
2002	0A		125,366.00	125,366.00
2002	01		125,366.00	110,366.00
2002	02		125,366.00	125,366.00
2002	03		125,366.00	100,293.00
2002	68		125,366.00	120,366.00
2001				
2001	0A		81,874.00	81,874.00
2001	01		81,874.00	81,874.00
2001	02		81,874.00	81,874.00
2001	03		81,874.00	81,874.00
2001	68		81,874.00	81,874.00
2000				
2000	01		41,707.00	41,707.00
2000	02		41,707.00	41,707.00
2000	03		41,707.00	41,707.00
2000	68		41,707.00	41,707.00

TaxNetUSA: Travis County

Property ID Number: 198364 Ref ID2 Number: 02090610030000

Owner's Name **TOLLESON R MICHAEL**Mailing Address 2108 E MLK BLVD
AUSTIN, TX 78702-1342

Location 1007 E 18 ST

Legal LOT 3 *% W 12' OF LOT 4 BLK B OLT 42 DIV B
RECTORS SUBD

Property Details

Deed Date 05061991
 Deed Volume 11431
 Deed Page 01500
 Exemptions HS
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.2043
 Block B
 Tract or Lot 3; 4
 Dockel No.
 Abstract Code S11214
 Neighborhood Code EHIST

Value Information

2006 Preliminary

Land Value 80,000.00
 Improvement Value 188,512.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 227,201.00
 10% Cap Value 1,311.00
 Total Value 228,512.00

Data up to date as of 2006-05-22

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	227,201.00	30,000.00	228,512.00	228,512.00
01	AUSTIN ISD	1.623000	227,201.00	113,800.00	228,512.00	228,512.00
02	CITY OF AUSTIN	0.443000	227,201.00	30,000.00	228,512.00	228,512.00
03	TRAVIS COUNTY	0.489300	227,201.00	0.00	228,512.00	228,512.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	227,201.00	0.00	228,512.00	228,512.00
68	AUSTIN COMM COLL DIST	0.099100	227,201.00	25,000.00	228,512.00	228,512.00

Improvement Information

Improvement ID
181557State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181557	187085	1ST	1st Floor	WW	1905	1,431
181557	758152	011	PORCH OPEN 1ST F	*	1905	180
181557	758153	011	PORCH OPEN 1ST F	*	1905	308
181557	758164	095	HVAC RESIDENTIAL	*	1905	1,431
181557	758155	251	BATHROOM	*	1905	1
181557	2786187	531	OBS FENCE	CSA	1905	1

Total Living Area 1,431

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
198383	LAND	A1	T	0.000	0	0	8,901

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	206,546.00	30,000.00
2005	01	AUSTIN ISD	206,546.00	103,273.00
2005	02	CITY OF AUSTIN	206,546.00	30,000.00
2005	03	TRAVIS COUNTY	206,546.00	0.00
2005	2J	TRAVIS CO HOSPITAL DIST	206,546.00	0.00
2005	66	AUSTIN COMM COLL DIST	206,546.00	25,000.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	206,546.00	206,546.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	206,546.00	206,546.00
2004	02	CITY OF AUSTIN	206,546.00	206,546.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	206,546.00	206,546.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	206,546.00	206,546.00
2004	66	AUSTIN COMMUNITY COLLEGE DISTRICT	206,546.00	206,546.00
2003				
2003	0A		180,096.00	103,048.00
2003	01		180,096.00	141,312.00
2003	02		180,096.00	103,048.00
2003	03		180,096.00	103,048.00
2003	66		180,096.00	103,048.00
2002				
2002	0A		154,096.00	83,548.00
2002	01		154,096.00	118,892.00
2002	02		154,096.00	83,548.00
2002	03		154,096.00	83,548.00
2002	66		154,096.00	83,548.00
2001				
2001	0A		113,403.00	63,202.00
2001	01		113,403.00	88,172.00
2001	02		113,403.00	63,202.00
2001	03		113,403.00	63,202.00
2001	66		113,403.00	63,202.00
2000				
2000	01		81,544.00	62,250.00
2000	02		81,544.00	43,047.00
2000	03		81,544.00	43,047.00
2000	66		81,544.00	43,047.00

1007 1/2 E. 16TH

TaxNetUSA: Travis County

Property ID Number: 198365 Ref ID2 Number: 02090610040000

Owner's Name **TOLLESON R MICHAEL**Mailing Address
2106 E MLK
AUSTIN, TX 78702-Location
1007 1/2 E 16 STLegal
E 45' OF LOT 4 BLK B OLT 42 DIV B RECTORS SUBD

Property Details

Deed Date	05102000
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1333
Block	B
Tract or Lot	4
Docket No.	2000072337TR
Abstract Code	S11214
Neighborhood Code	E0640

Value Information

2006 Preliminary

Land Value	40,000.00
Improvement Value	0.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	40,000.00
10% Cap Value	0.00
Total Value	40,000.00

Data up to date as of 2006-05-22

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	40,000.00	40,000.00	40,000.00	40,000.00
01	AUSTIN ISD	1.623000	40,000.00	40,000.00	40,000.00	40,000.00
02	CITY OF AUSTIN	0.443000	40,000.00	40,000.00	40,000.00	40,000.00
03	TRAVIS COUNTY	0.499300	40,000.00	40,000.00	40,000.00	40,000.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	40,000.00	40,000.00	40,000.00	40,000.00
88	AUSTIN COMM COLL DIST	0.099100	40,000.00	40,000.00	40,000.00	40,000.00

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	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
198384	LAND	C1	F	0.000	0	0	5,805

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	40,000.00	40,000.00
2005	01	AUSTIN ISD	40,000.00	40,000.00

2005	02	CITY OF AUSTIN	40,000.00	40,000.00
2005	03	TRAVIS COUNTY	40,000.00	40,000.00
2005	2J	TRAVIS CO HOSPITAL DIST	40,000.00	40,000.00
2005	66	AUSTIN COMM COLL DIST	40,000.00	40,000.00
		2004		
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	40,000.00	40,000.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	40,000.00	40,000.00
2004	02	CITY OF AUSTIN	40,000.00	40,000.00
2004	03	TRAVIS COUNTY (M&O, I&S, SPEC RD & BRIDGE)	40,000.00	40,000.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	40,000.00	40,000.00
2004	66	AUSTIN COMMUNITY COLLEGE DISTRICT	40,000.00	40,000.00
		2003		
2003	0A		40,000.00	40,000.00
2003	01		40,000.00	40,000.00
2003	02		40,000.00	40,000.00
2003	03		40,000.00	40,000.00
2003	66		40,000.00	40,000.00
		2002		
2002	0A		20,000.00	20,000.00
2002	01		20,000.00	20,000.00
2002	02		20,000.00	20,000.00
2002	03		20,000.00	20,000.00
2002	66		20,000.00	20,000.00
		2001		
2001	0A		20,000.00	20,000.00
2001	01		20,000.00	20,000.00
2001	02		20,000.00	20,000.00
2001	03		20,000.00	20,000.00
2001	66		20,000.00	20,000.00
		2000		
2000	01		7,000.00	7,000.00
2000	02		7,000.00	7,000.00
2000	03		7,000.00	7,000.00
2000	66		7,000.00	7,000.00

1009 E. 16th

TaxNetUSA: Travis County

Property ID Number: 198366 Ref ID: 2 Number: 02090610050000

Owner's Name **STERZING PHIL TRUSTEE**

Property Details

Mailing Address 1407 WEST 51 ST
AUSTIN, TX 78758-2807

Location 1009 E 16 ST

Legal W 47.5FT OF LOT 6 BLK B OLT 42 DV 8 RECTORS
SUBD

Deed Date 11132002
Deed Volume 00000
Deed Page 00000
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1407
Block B
Tract or Lot 5
Docket No. 2002218748TR
Abstract Code S11214
Neighborhood Code 05EC

Value Information

2006 Preliminary

Land Value 39,832.00
Improvement Value 101,471.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 141,303.00
10% Cap Value 0.00
Total Value 141,303.00

Data up to date as of 2006-05-22

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	141,303.00	141,303.00	141,303.00	141,303.00
01	AUSTIN ISD	1.823000	141,303.00	141,303.00	141,303.00	141,303.00
02	CITY OF AUSTIN	0.443000	141,303.00	141,303.00	141,303.00	141,303.00
03	TRAVIS COUNTY	0.499300	141,303.00	141,303.00	141,303.00	141,303.00
2J	TRAVIS CO HOSPITAL DIST	0.077800	141,303.00	141,303.00	141,303.00	141,303.00
66	AUSTIN COMM COLL DIST	0.099100	141,303.00	141,303.00	141,303.00	141,303.00

Improvement Information

Improvement ID	State Category	Description
161559	B1	APARTMENT 5-25

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
161559	167067	1ST	1st Floor	WW	1985	1,281
161559	167068	2ND	2nd Floor	WW	1985	1,257
161559	167069	3RD	3rd Floor	WW	1985	1,281
161559	758157	011	PORCH OPEN 1ST F	*	1985	350
161559	758158	012	PORCH OPEN 2ND F	*	1985	398
161559	758159	013	PORCH OPEN 3RD F	*	1985	350
161559	758180	132	PLBG 5-FIXT AVG	AVG	1985	1
161559	758181	182	COMMODE AVG	AVG	1985	1
161559	758182	182	LAVATORY AVG	AVG	1985	1
161559	758183	242	OBS OVEN/BURN	AVG	1985	1
161559	758184	413	STAIRWAY EXT	A	1985	1

181558	758165	811	DECK	WA	1985	48
181558	758166	841	FENCE COMM LF	W6	1985	45
181558	758167	861	PAVED AREA	AA	1985	2,615
181558	758168	881	STORAGE ATT	WW	1985	24
181558	3173030	SO	Sketch Only	SO	0	224
181558	3173031	SO	Sketch Only	SO	0	224
181558	3173032	SO	Sketch Only	SO	0	224
181558	3173033	SO	Sketch Only	SO	0	91
181558	3173034	SO	Sketch Only	SO	0	91
181558	3173035	SO	Sketch Only	SO	0	91
181558	3173036	SO	Sketch Only	SO	0	48
181558	3173037	SO	Sketch Only	SO	0	35
181558	3173038	SO	Sketch Only	SO	0	35
181558	3173039	SO	Sketch Only	SO	0	35

Total Living Area 3,819

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
198385	LAND	B1	F	0.000	0	0	6,128

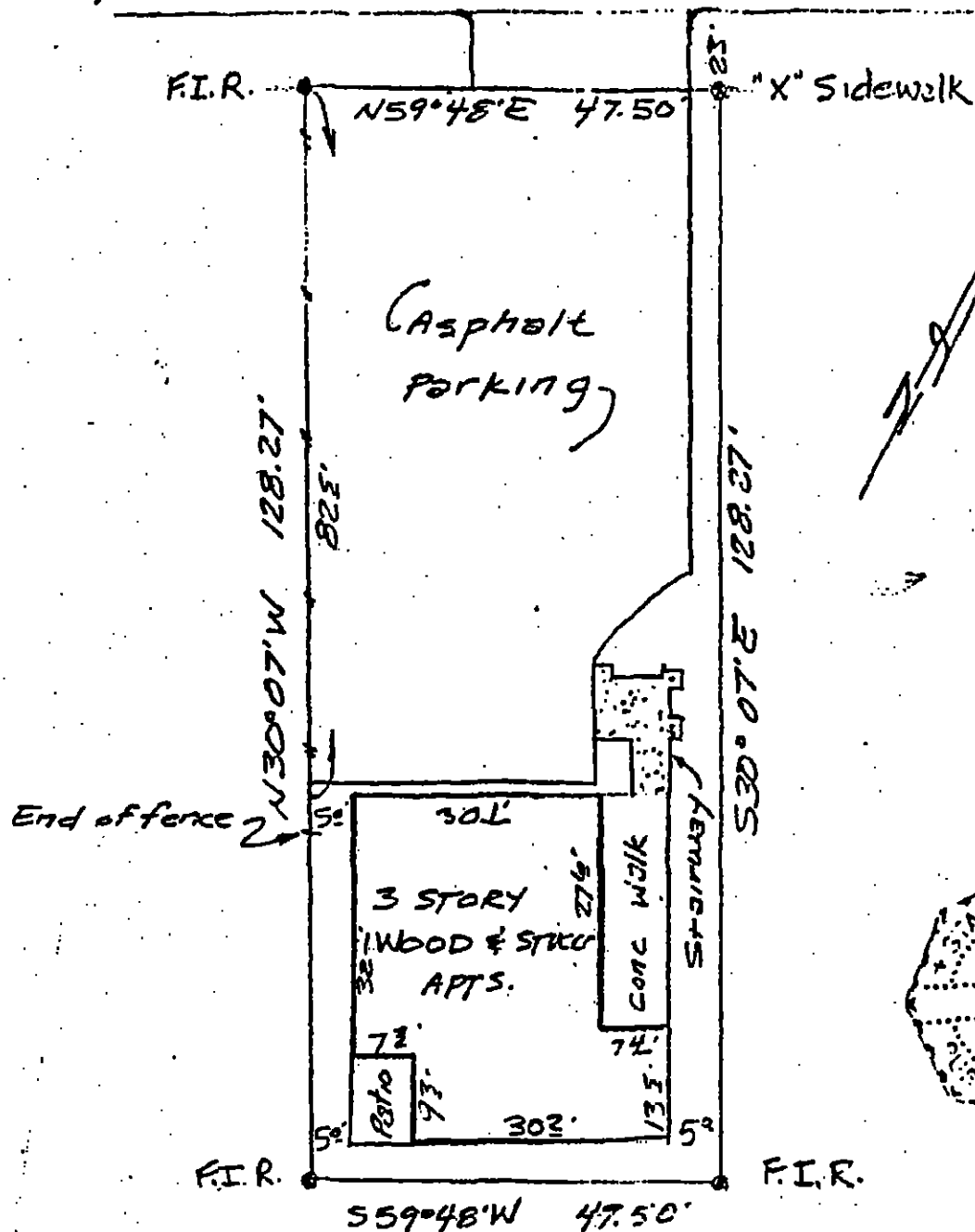
Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	141,303.00	141,303.00
2005	01	AUSTIN ISD	141,303.00	141,303.00
2005	02	CITY OF AUSTIN	141,303.00	141,303.00
2005	03	TRAVIS COUNTY	141,303.00	141,303.00
2005	2J	TRAVIS CO HOSPITAL DIST	141,303.00	141,303.00
2005	66	AUSTIN COMM COLL DIST	141,303.00	141,303.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	141,303.00	141,303.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	141,303.00	141,303.00
2004	02	CITY OF AUSTIN	141,303.00	141,303.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	141,303.00	141,303.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	141,303.00	141,303.00
2004	66	AUSTIN COMMUNITY COLLEGE DISTRICT	141,303.00	141,303.00
2003				
2003	0A		147,000.00	147,000.00
2003	01		147,000.00	147,000.00
2003	02		147,000.00	147,000.00
2003	03		147,000.00	147,000.00
2003	66		147,000.00	147,000.00
2002				
2002	0A		175,000.00	175,000.00
2002	01		175,000.00	175,000.00
2002	02		175,000.00	175,000.00
2002	03		175,000.00	175,000.00
2002	66		175,000.00	175,000.00
2001				

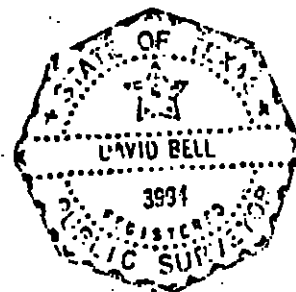
2001	0A		150,500.00	150,500.00
2001	01		150,500.00	150,500.00
2001	02		150,500.00	150,500.00
2001	03		150,500.00	150,500.00
2001	08		150,500.00	150,500.00
		2000		
2000	01		150,500.00	150,500.00
2000	02		150,500.00	150,500.00
2000	03		150,500.00	150,500.00
2000	08		150,500.00	150,500.00

BY D. Bell DATE 3/10/86 SUBJECT LOT 5 (LESS East 95 FT) SHEET NO. 1 OF 1
 CHKD. BY D. Bell DATE 3/10/86 BLK. B OUTLOT 42 DIV. B JOB NO. CITY OF AUSTIN
Flat 2 Pg. 618 N.S. RECTOR SURD. TRAVIS CO., TX

1009 EAST 16TH ST.



Scale
1" = 20'



STATE OF TEXAS
COUNTY OF TRAVIS

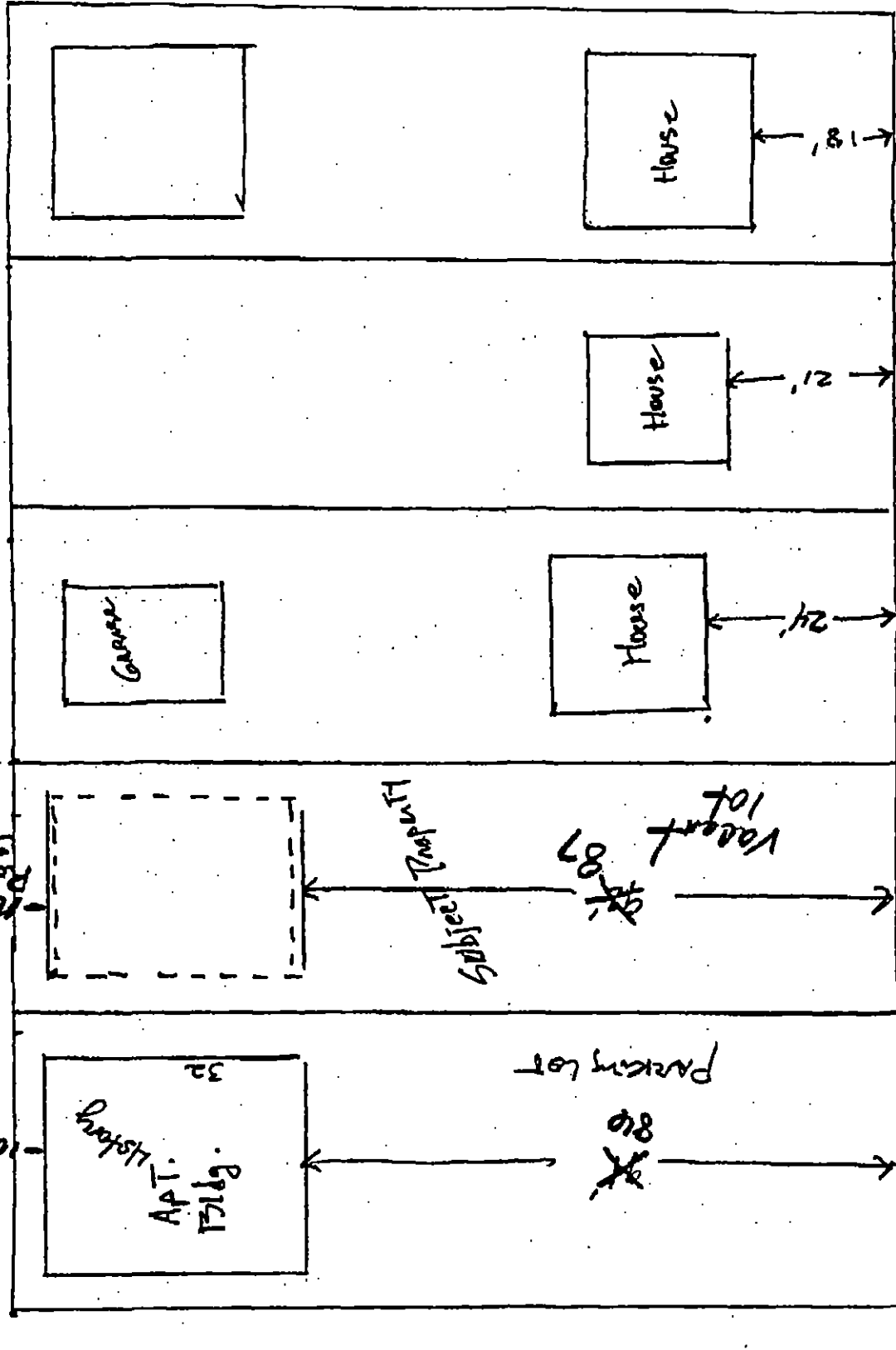
I, THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
 FOUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE
 ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS,
 ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROAD-
 RIGHTS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A
 PAVED ROADWAY EXCEPT AS SHOWN HEREON.

SURVEYED BY: David Bell DATE: 3/10/86
 David Bell, Reg. Public Surveyor, No. 3994

WALLS

WALLS

Maximum front set back allowed
 under the Ordinance = $21' + 2' = 23'$
 Waiver request to allow 91' set back
 due to Apt. Bldg. adjacent



E. 16th St

Request Submitted by Mike Tolleson
 For Waiver of Maximum Front Setback on 1007 1/2
 E. 16th St

MIKE TOLLESON & ASSOCIATES, INC.**Attorneys at Law****2106 East Martin Luther King, Jr. Boulevard
Austin, Texas 78702****(512) 480-8822****FAX (512) 479-6212****FAX COVER SHEET****DATE:** 6-6-06**TIME:** 4:00**TO:** Joi Harden**FAX:** 974-6536**FROM:** Mike Tolleson**PHONE:** (512) 480-8822**FAX:** (512) 479-6212**EMAIL:** mike@miketolleson.com**RE:** SETBACK UNIVER**Number of Pages including cover sheet:**

Joi,

Please call me to let me know you
received this.Thanks
mike**CONFIDENTIALITY NOTICE**

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mike tolleson & associates, inc.
a professional law corporation

2106 e. martin luther king jr. blvd.
austin, texas 78702

May 31, 2006

tel. 512.480.8822
fax. 512.479.6212

To: City Council Members
Austin, Texas

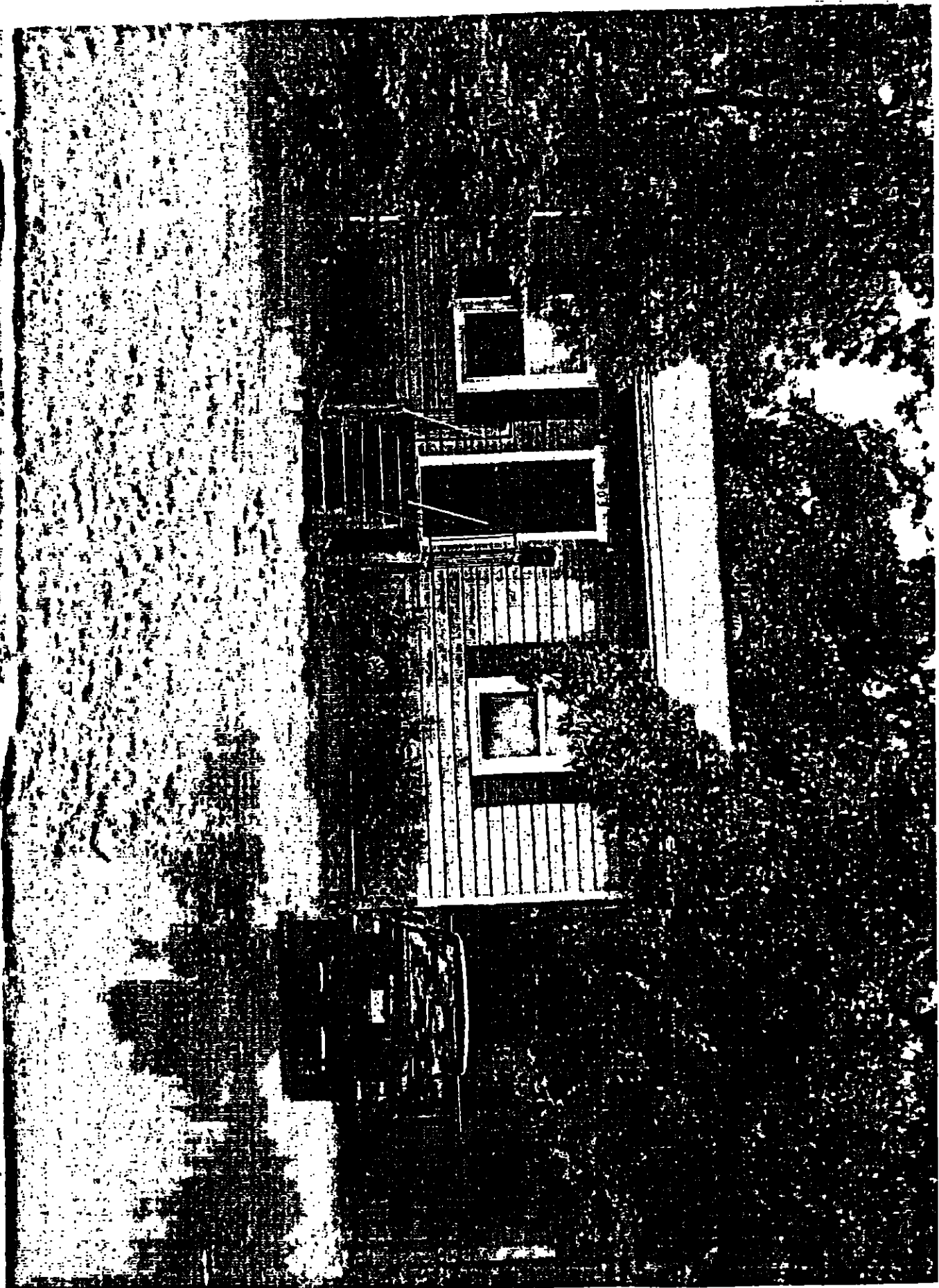
Re: Request to Waive Development Regulations under Ordinance #20060309-058
to allow use of pre-ordinance front set back rules

Enclosed please find the following:

1. Complete waiver application.
2. Copy of the Building Permit application filed with the City May 23, 2006.
3. Supporting Documentation:
 - a. Proof of Hardship - The structure to be build was designed for the requested location on the site and construction documents were near complete before the date of the ordinance. Considerable money was spent on the architectural drawings and the lot.
 - b. Impact on drainage: The subject lot slopes toward the street allowing water to drain to the curb.
 - c. Proof of Financial Investment: I have acquired the lot and invested in architectural drawings. Evidence of this can be provided if necessary.
 - d. Photos of Property and surrounding properties: Please see photos attached.
4. Copy of TCAD's Appraisal roll.
 - a. Subject property
 - b. Adjacent residences
5. Copy of Survey of Subject Property and adjacent properties on same block.
6. Site plan for structure on subject lot.



901 E. 16th ST.
(WEST END OF the block)



903 E. 1st St. (There is no 905) Next one is 1007 E. 16th



1007 E. 16th

WEST OF SUBJECT PROPERTY

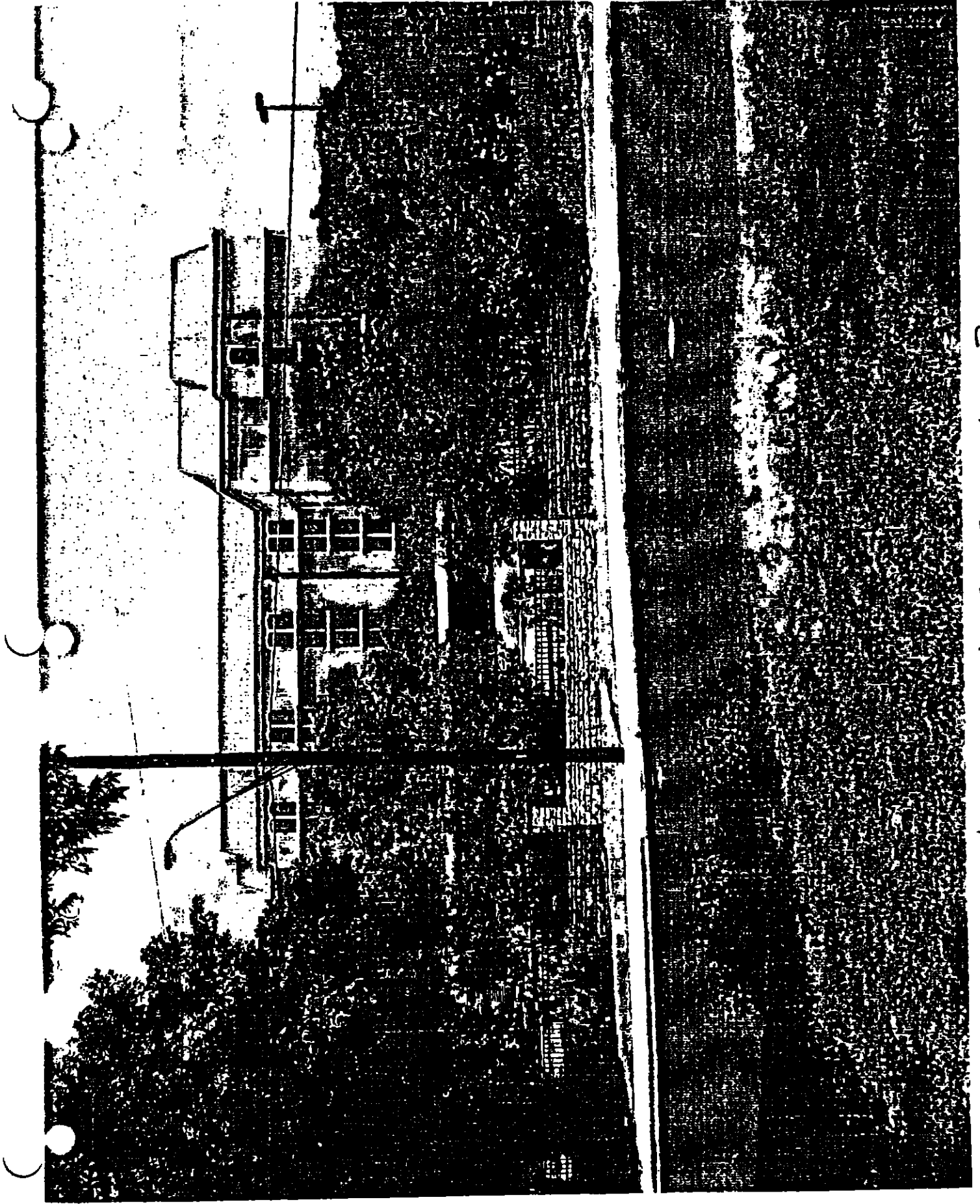
(There is no 905 E. 16th)
OR anything between 903 and 1007)



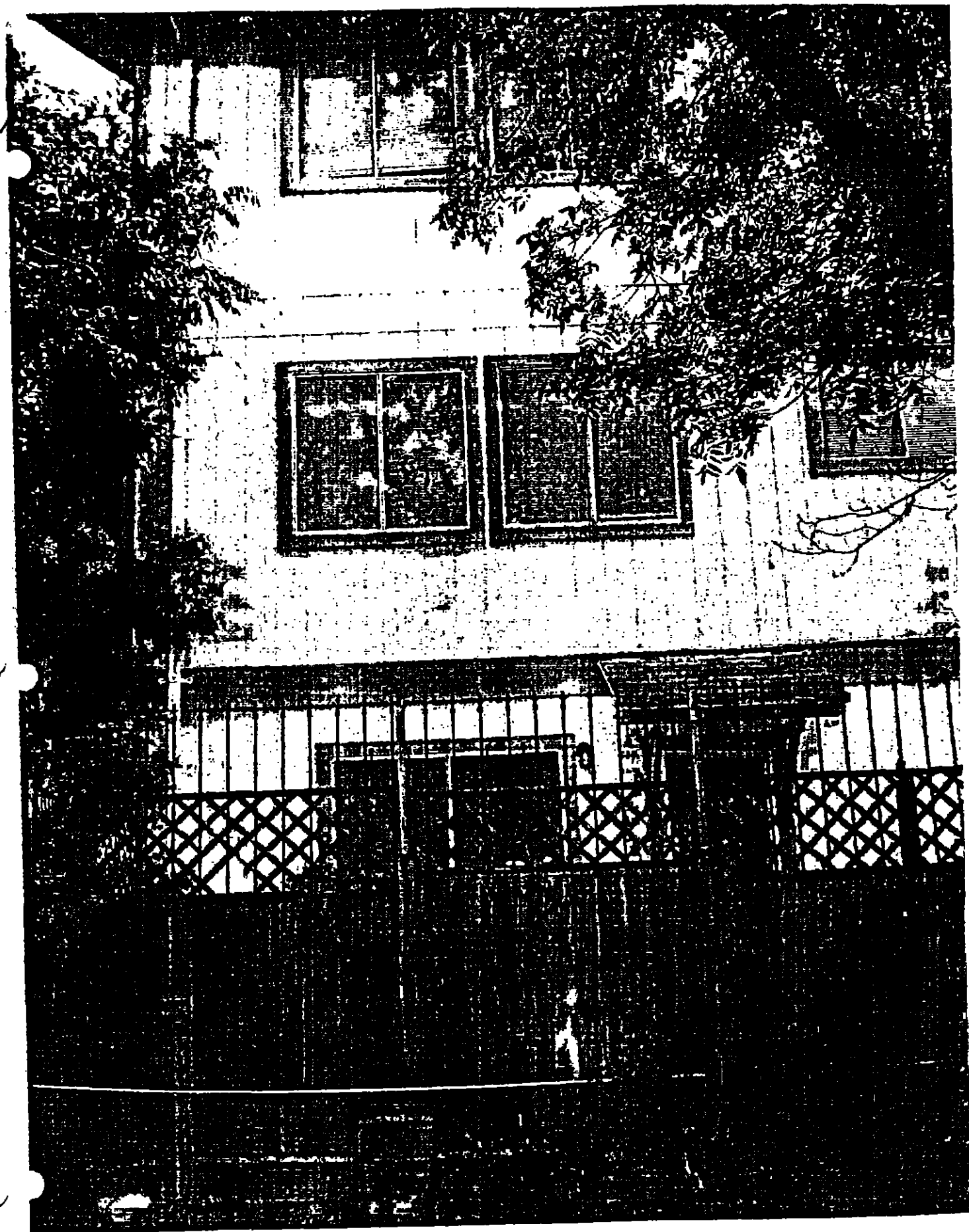
2. 11. 1950 T. D. 11. 1950 F. 11. 1950 F.



View From Building Site. AN Subject Property looking toward E. 16th St.



DoubleTree Hotel Across 16th St From Subject Property



VIEW TO EAST OF Building Site on Subject Property



VIEW TO EAST OF Subject Property From Building Site.



Looking West From Building side



12.11.11. File of house at 1007 1/2 E. 16th (view to South looking N.E.)



WAB P 11.4h East of Subject Property



1011 E. 16th
East End of the Block
at E. 16th & Navasota