

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

AGENDA



Thursday, October 05, 2006

+ Back Print

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 25**

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of a duplex at 508 Sunny Lane, Austin, TX.

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

Additional Backup Material

(click to open)

- ☐ Backup-Part1
- ☐ Backup-Part2
- ☐ Backup-Part3
- ☐ Backup-Part4
- ☐ Draft ordinance
- ☐ Staff Report

For More Information: Jol Harden, 974-3345; Erica Eichert, 974-2720

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. For a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of the following:

a) 0.4 to 1 floor-to-area ratio; b) 2,500 square feet; or c) 20 percent more square feet than the existing or pre-existing structure.

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. Nathan Stephens is requesting a waiver from Ordinance No. 20060309-058 in order to construct a two story duplex at 508 Sunny Lane, Austin, TX. The new two story duplex will have 3870 square feet of gross floor area. The proposed development exceeds the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Applicant is requesting a waiver for not filing an application for a demolition permit concurrently with a building permit.

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



STEPHENS-HAWKINS
AND ASSOCIATES, L. P.

NATHAN STEPHENS, PRESIDENT
STEPHENS-HAWKINS, INC. - GENERAL PARTNER
4504 COLORADO CROSSING, AUSTIN, TX 78731

September 13, 2006

To Whom It May Concern:
City of Austin
505 Barton Springs Road
Austin, TX 78704

RE: Hardship Regarding Development Waiver for 508 Sunny Lane

This document serves as an explanation as to the financial hardship qualification requested for the proposed project at 508 Sunny Lane. The property was sold to Bill and Nancy Gorman by Stephens/Tingley, L. P. with the explicit understanding that a duplex up to 4000 square feet could be built as per the then current zoning and development rules of the City of Austin. The sales contract was executed on February 17, 2006 and the property transferred on March 10, 2006. During the previous year, two duplexes were build under the old rules, as well as a single family residence. Prior to these developments, two additional single family homes had been built on this street since 2001. Of these residences, four exceed the .4 FAR ratio. Our waiver request remains smaller than two of the previously discussed FAR exceeding builds on the street. The cost of the lot at \$346,189.50 and subsequent architect and planning costs of approximately \$33,439.50 amounts to a substantial financial risk if the project is not allowed to be built as planned. For these reasons, we are requesting a hardship waiver be permitted to allow for the planned project to proceed with the minimally increase FAR ratio.

Additionally, we have sought and received support from the South River City Citizens neighborhood group. It is not their policy to award letters of such support, but they have given us verbal notification that our proposed waiver is supported and will not be opposed.

If you have any questions, or need additional information, please do not hesitate in contacting me at 512.970.1834. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Stephens', with a long horizontal flourish extending to the right.

Nathan Stephens - President
Stephens-Hawkins, Inc.
General Partner - Stephens-Hawkins and Associates, L. P.

4504 COLORADO CROSSING, AUSTIN, TEXAS 78731
OFFICE: 512.970.1834 / FAX: 512.236.0658
EMAIL: NATHANSTEPHENS1@SBCGLOBAL.NET

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

STREET ADDRESS: 506 Sunny Lane
 LEGAL DESCRIPTION: Subdivision _____
 Lot(s) _____ Block _____ Outlot _____ Division _____
 Zoning District: SF-3 Neighborhood Plan (if applicable): _____

Type of work to be done (Select appropriate option and provide description of the proposed project):
☒ New Construction: DUPLEX w/ DETACHED 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: SEE ATTACHED LETTER

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

Explain: THE SCOPE OF THIS PROJECT WILL NOT EXCEED THE SAME LIMITING PARAMETERS DESIGNATED IN THE INTERIM AND PERMANENT IMPROVEMENT COVERAGE RATIOS WITH REFERENCE TO DRAINAGE

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

Explain: THIS PROJECT WILL NOT EXCEED THE AVERAGE SIZE AND MASSING AS IS CURRENTLY PRESENT ON THE MAJORITY OF HOMES ON Sunny Lane

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: Nallen

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

RESIDENTIAL PERMIT APPLICATION

4/8/2006

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number	<u>BP-06-5867R</u>		
Building Permit No.	_____		
Plat No.	_____	Date	<u>1/24/06</u>
Reviewer	<u>gll</u>		

PRIMARY PROJECT DATA

Service Address	<u>508 Sunny Lane Austin TX 78704</u>			Tax Parcel No.	<u>02-0103-0107-0000</u>
Legal Description	_____				
Lot	<u>04</u>	Block	_____	Subdivision	<u>WOODLAWN A</u>
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		_____			
<input checked="" type="checkbox"/> New Residence		Remodel (specify) _____			
<input checked="" type="checkbox"/> Duplex		_____			
<input checked="" type="checkbox"/> Garage attached <input checked="" type="checkbox"/> detached		Addition (specify) _____			
<input type="checkbox"/> Carport attached <input type="checkbox"/> detached		_____			
<input type="checkbox"/> Pool		Other (specify) _____			
Zoning (e.g. SF-1, SF-2...)		<u>SF-3</u>	Height of building	<u>30</u> ft.	# of floors <u>2</u>
Does this site have a septic system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.					
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" 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 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>8658</u> sq.ft.
Job Valuation	\$ <u>400,000</u> ^{no}
(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>BnB Investment LLC.</u>	Telephone (h)	_____
			(w)	<u>512-970-1834</u>
BUILDER	Company Name	<u>STEPHENS - HAWKINS AND ASSOCIATES, L.P.</u>	Telephone	<u>512-970-1834</u>
	Contact/Applicant's Name	<u>NATHAN STEPHENS</u>	Pager	_____
			FAX	<u>236-0658</u>
DRIVEWAY /SIDEWALK	Contractor	<u>VALERIO Concrete, Inc.</u>	Telephone	_____
CERTIFICATE OF OCCUPANCY	Name	_____	Telephone	_____
	Address	_____	City	_____ ST _____ ZIP _____

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

☒ telephone ☐ e-mail: _____

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

Service Address

508 Sunny Lane

Applicant's Signature

Nail

Date

9/13/06

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.	2203 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	1667 sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport		
attached	sq.ft.	sq.ft.
✓ detached	sq.ft.	767 sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	309 sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	sq.ft.	62 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. 5008 sq.ft.

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

3341 sq.ft.
38.4 % 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)	3341 sq.ft.
b. Driveway area on private property	432 sq.ft.
c. Sidewalk / walkways on private property	sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	69 sq.ft.
f. Air conditioner pads	36 sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) <u>Stoops</u>	18 sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3896 sq.ft.
44.99 % 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.

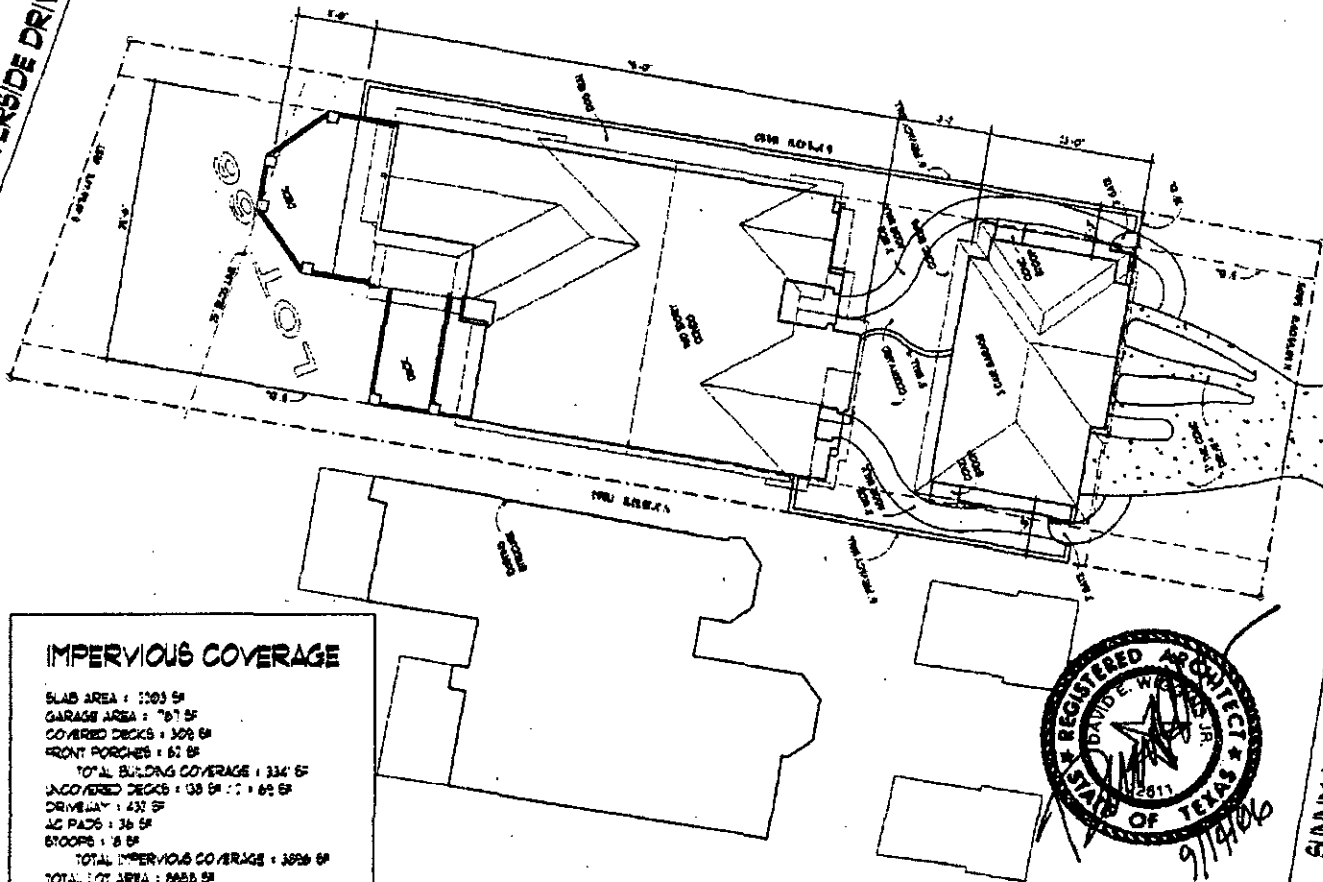
APPLICANT'S SIGNATURE [Signature] DATE 9/13/06

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

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

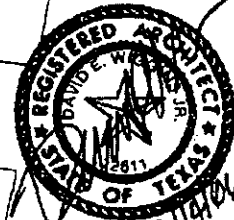
[illegible]

RIVERSIDE DRIVE



IMPERVIOUS COVERAGE

SLAB AREA : 1100 SF
 GARAGE AREA : 787 SF
 COVERED DECKS : 308 SF
 FRONT PORCHES : 62 SF
 TOTAL BUILDING COVERAGE : 2257 SF
 UNCOVERED DECKS : 138 SF + 11 : 69 SF
 DRIVEWAY : 437 SF
 AC PADS : 36 SF
 STAIRS : 8 SF
 TOTAL IMPERVIOUS COVERAGE : 3096 SF
 TOTAL LOT AREA : 6888 SF
 % IMPERVIOUS COVERAGE : 45 %



LEGAL DESCRIPTION

508 SUNNY LANE
 LOT 66
 TRAVIS COUNTY, TEXAS

SITE PLAN

SCALE: 1" = 10'-0"



DAVID E. WIGGINS
 ARCHITECT
 14100 N. HWY 10, SUITE 100, DALLAS, TEXAS 75243

STEPHENS/HAWKINS
 508 SUNNY LANE, AUSTIN, TEXAS 78704

SUNNY LANE
 PROJECT

DWG. NO. 001
 SEPTEMBER 1, 2006

A1
 OF 43

AE APPROVED

SEP 14 2006

RLS

257-22

ONE STOP SHOP
505 Barton Springs

Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9779 fax



Austin Energy

Electric Service Planning Application (ESPA)

(Please Print or Type)

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

Requestor's Name _____		Phone _____
Address _____ <u>508 Sunny Ln</u>		OR _____
Legal Description _____		
Lot _____	Block _____	Commercial/Residential? <u>R</u>
Who is your electrical service provider? <u>AE</u> or Other _____		

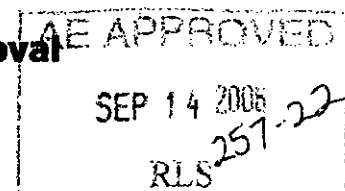
Service Main Size _____ (amps)		Service Conductor _____ (type & size)	
AE Service Length _____ (ft.)		Number of Meters? _____	Multi-Fuel Y N
<u>Overhead/Underground?</u> Voltage <u>LF</u>		<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Total Square Footage _____		<u>New service or upgrade</u>	
Largest A/C unit _____ (Tons)		OR LRA of Largest A/C Unit _____ (amps)	
Electric Heating _____ (kW)		Other _____ (kW)	

Comments: New Service

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____
(Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval
Revised by Austin Energy 3/1/06





STEPHENS-HAWKINS

AND ASSOCIATES, L. P.

NATHAN STEPHENS, PRESIDENT
STEPHENS-HAWKINS, INC. - GENERAL PARTNER
4504 COLORADO CROSSING, AUSTIN, TX 78731

September 13, 2006

To Whom It May Concern:
City of Austin
505 Barton Springs Road
Austin, TX 78704

RE: FAR Calculation - 508 Sunny Lane

Gross Floor Area: 3870

Lot Area: 8658

Floor to Area Ratio: $3870/8658 = .447$

If you have any questions, or need additional information, please do not hesitate in contacting me at 512.970.1834. Thank you for your assistance in this matter.

Sincerely,

Nathan Stephens - President
Stephens-Hawkins, Inc.
General Partner - Stephens-Hawkins and Associates, L. P.

4504 COLORADO CROSSING, AUSTIN, TEXAS 78731
OFFICE: 512.970.1834 / FAX: 512.236.0658
EMAIL: NATHANSTEPHENS1@SBCGLOBAL.NET

DRAINAGE LETTER



Genesis 1 Engineering Company
George A. Gonzalez, Jr., PE
Consulting Engineer
2605 Jones Road, Suite E
Austin, Texas 78745-2689
(512) 899-2246 (Office), (512) 899-2203 Fax
E-mail: geneng754@austin.rr.com

DRAINAGE CERTIFICATION LETTER

September 13, 2006

Director
Watershed Protection & Development Review Department
505 Barton Springs Road
Austin, Texas 78703

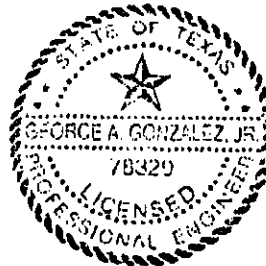
RE: Engineer's Drainage Certification
508 Sunny Lane
Austin, Texas
Legal Description: Lot 66, Woodlawn A Subdivision

To Whom It May Concern:

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject lot to the mainstream of Blunn Creek. As build-out allowable by zoning, restrictive covenants, or plat note, the stormwater flows from the subject subdivision will not cause any increase in flooding conditions to the interior of existing building structures, including basement areas, for storms up through a magnitude frequency of a 100-year event.

Sincerely,


George A. Gonzalez Jr., PE



FINANCIAL INVESTMENT



STEPHENS-HAWKINS, INC.

A REAL ESTATE HOLDING AND DEVELOPEMENT COMPANY

GENERAL PARTNER - STEPHENS-HAWKINS AND ASSOCIATES, L. P.
GENERAL PARTNER - GAVIN-COWAN REAL ESTATE, L. P.
NATHAN STEPHENS, PRESIDENT

INVOICE

ADDRESS: 508 Sunny Lane, Austin, TX 78704
CONTACT: Bill and Nancy Gorman
DATE: September 8, 2006

DESCRIPTION

COST

Planning and Design Consulting Fee

\$8,700.00

TOTAL DUE

\$8,700.00

4504 COLORADO CROSSING, AUSTIN, TEXAS 78731
OFFICE: 512.970.1834 / FAX: 512.236.0658
EMAIL: NATHANSTEPHENS1@SBCGLOBAL.NET

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan				6. File Number	7. Loan Number	8. Mortgage Ins Case Number
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins 6. <input type="checkbox"/> Seller Finance				2428000841		
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.						
D. Name & Address of Borrower		E. Name & Address of Seller		F. Name & Address of Lender		
BNG Investments, LLC 4200 Waters Edge Cove Austin, TX 78731		Stephens/Tingley, LP by Stephens/Tingley & Associates, Inc. 3331 Cartwright Rd., Ste. 100 Missouri City, TX 77459-2554				
G. Property Location				H. Settlement Agent Name		
Woodlawn Addn, Lot 66, TRAVIS County 508 Sunny Lane Austin, TX 78704				LandAmerica Austin Title Company 1515 Capital of Texas Highway South Fifth Floor Austin, TX 78746-6544 Tax ID: 752345570		
				I. Settlement Date		
				Fund:		
J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower				400. Gross Amount Due to Seller		
101. Contract Sales Price		\$346,000.00		401. Contract Sales Price		\$346,000.00
102. Personal Property				402. Personal Property		
103. Settlement Charges to borrower		\$189.50		403.		
104.				404.		
105.				405.		
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance		
106. City property taxes				406. City property taxes		
107. County property taxes				407. County property taxes		
108. Annual assessments				408. Annual assessments		
109. School property taxes				409. School property taxes		
110. MUD taxes				410. MUD taxes		
111. Other				411. Other		
112.				412.		
113.				413.		
114.				414.		
115.				415.		
116.				416.		
120. Gross Amount Due From Borrower		\$346,189.50		420. Gross Amount Due to Seller		\$346,000.00
200. Amounts Paid By Or in Behalf Of Borrower				500. Reductions in Amount Due to Seller		
201. Deposit or earnest money		\$3,500.00		501. Excess Deposit		
202. Principal amount of new loan(s)				502. Settlement Charges to Seller (line 1400)		\$12,831.98
203. Existing loan(s) taken subject to				503. Existing Loan(s) Taken Subject to		
204. Loan Amount 2nd Lien				504. Payoff of first mortgage loan		\$214,242.10
205.				505. Payoff of second mortgage loan		
206. Option Fee		\$500.00		506. Option Fee		\$500.00
207.				507.		
208.				508.		
209.				509.		
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller		
210. City property taxes				510. City property taxes		
211. County property taxes 01/01/06 thru 03/10/06		\$785.53		511. County property taxes 01/01/06 thru 03/10/06		\$785.53
212. Annual assessments				512. Annual assessments		
213. School property taxes				513. School property taxes		
214. MUD taxes				514. MUD taxes		
215. Other				515. Other		
216.				516.		
217.				517.		
218.				518.		
219.				519.		
220. Total Paid By/For Borrower		\$4,785.53		520. Total Reduction Amount Due Seller		\$228,359.61
300. Cash At Settlement From/To Borrower				600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)		\$346,189.50		601. Gross Amount due to seller (line 420)		\$346,000.00
302. Less amounts paid by/for borrower (line 220)		\$4,785.53		602. Less reductions in amt. due seller (line 520)		\$228,359.61
303. Cash From Borrower		\$341,403.97		603. Cash To Seller		\$117,640.39
Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.						
Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.						

**DAVID E. WIGGINS
ARCHITECT**

706 S. AUSTIN AVENUE, SUITE 102 GEORGETOWN, TEXAS 78626

SEPTEMBER 14, 2006

NATHAN STEPHENS
STEPHENS/HAWKINS
4504 COLORADO CROSSING
AUSTIN, TEXAS 78731RE: INVOICE FOR ARCHITECTURAL SERVICES FOR DUPLEX AT 508 SUNNY LANE, AUSTIN,
TEXAS

ORIGINAL CONTRACT AMOUNT:

HEATED AREA:	4577 SF X \$ 4.50/SF =	\$ 20,596.50
GARAGE/PORCH AREA:	1075 SF X 3.00/SF =	3255.00
UNCOVERED DECKS	592 SF X 1.50/SF =	888.00
TOTAL CONTRACT AMOUNT		= \$ 24,739.50

% COMPLETE TO DATE = 100% = \$ 24,739.50

PRINTING COSTS TO DATE = \$ 0.00

LESS PREVIOUSLY PAID AMOUNT: <\$0.00>

AMOUNT BILLED: \$ 24,739.50

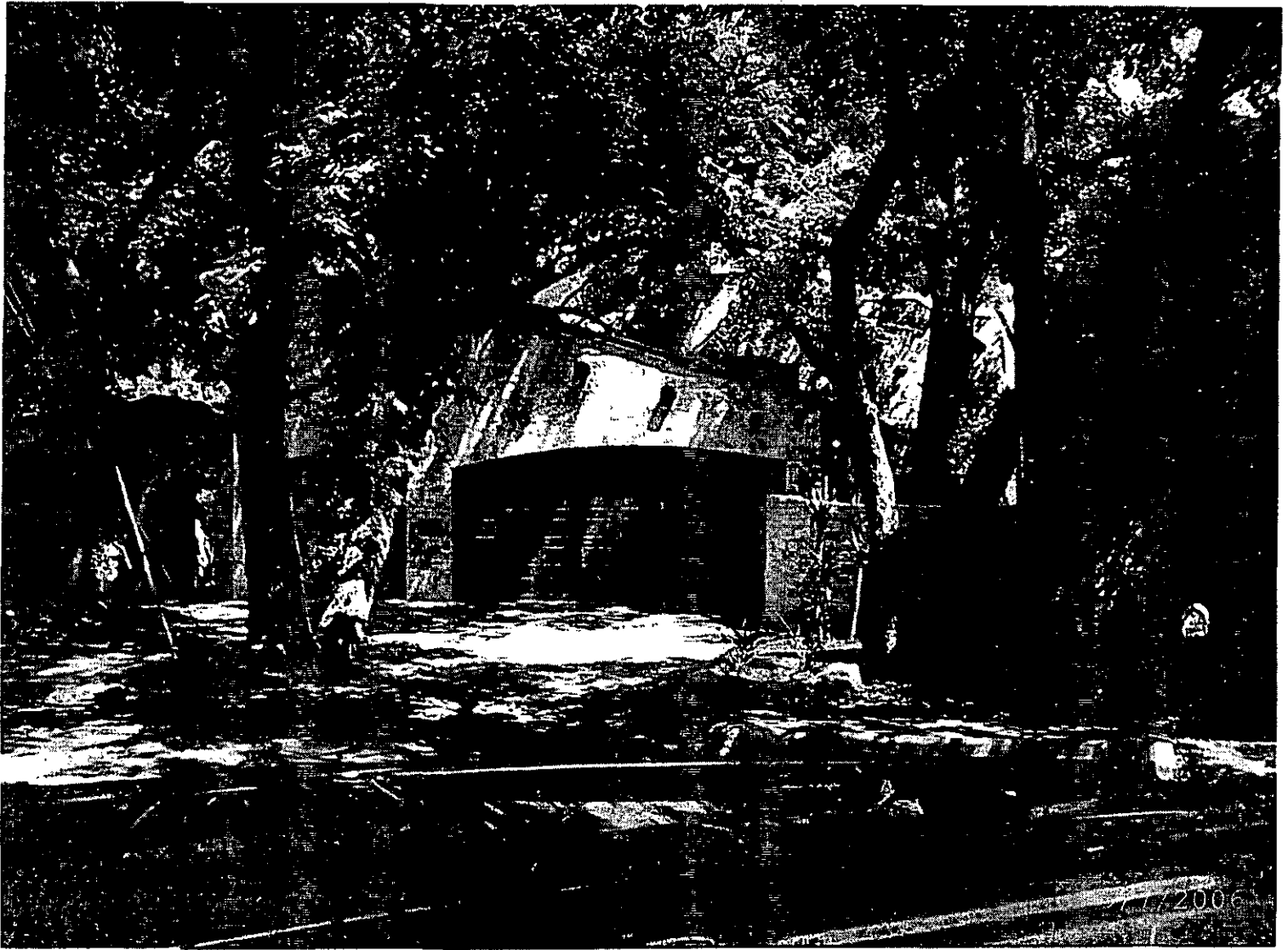
THANKS AND WE SINCERELY APPRECIATE YOUR BUSINESS!

SINCERELY,



DAVID E. WIGGINS, ARCHITECT

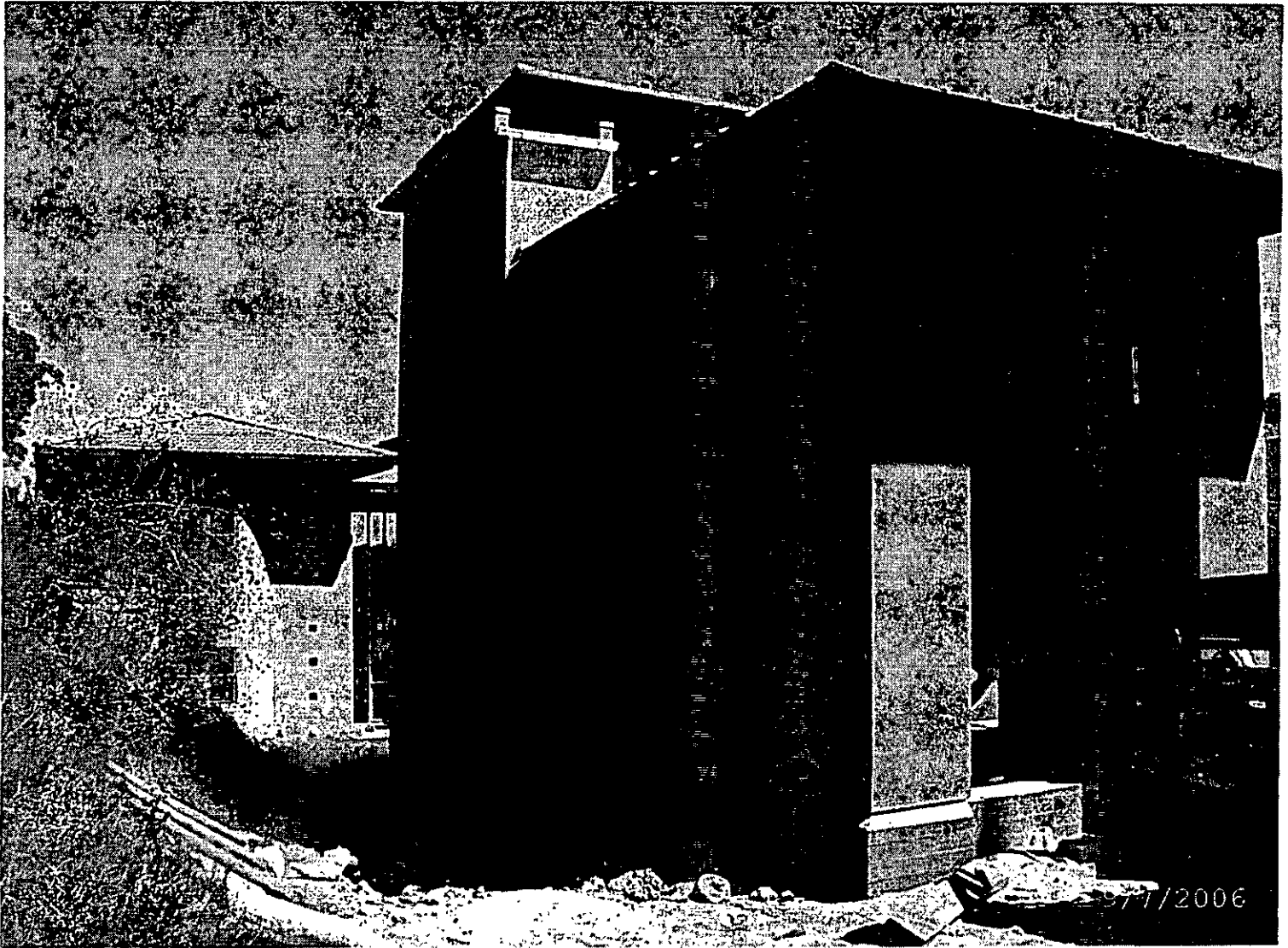
PHOTOGRAGHS



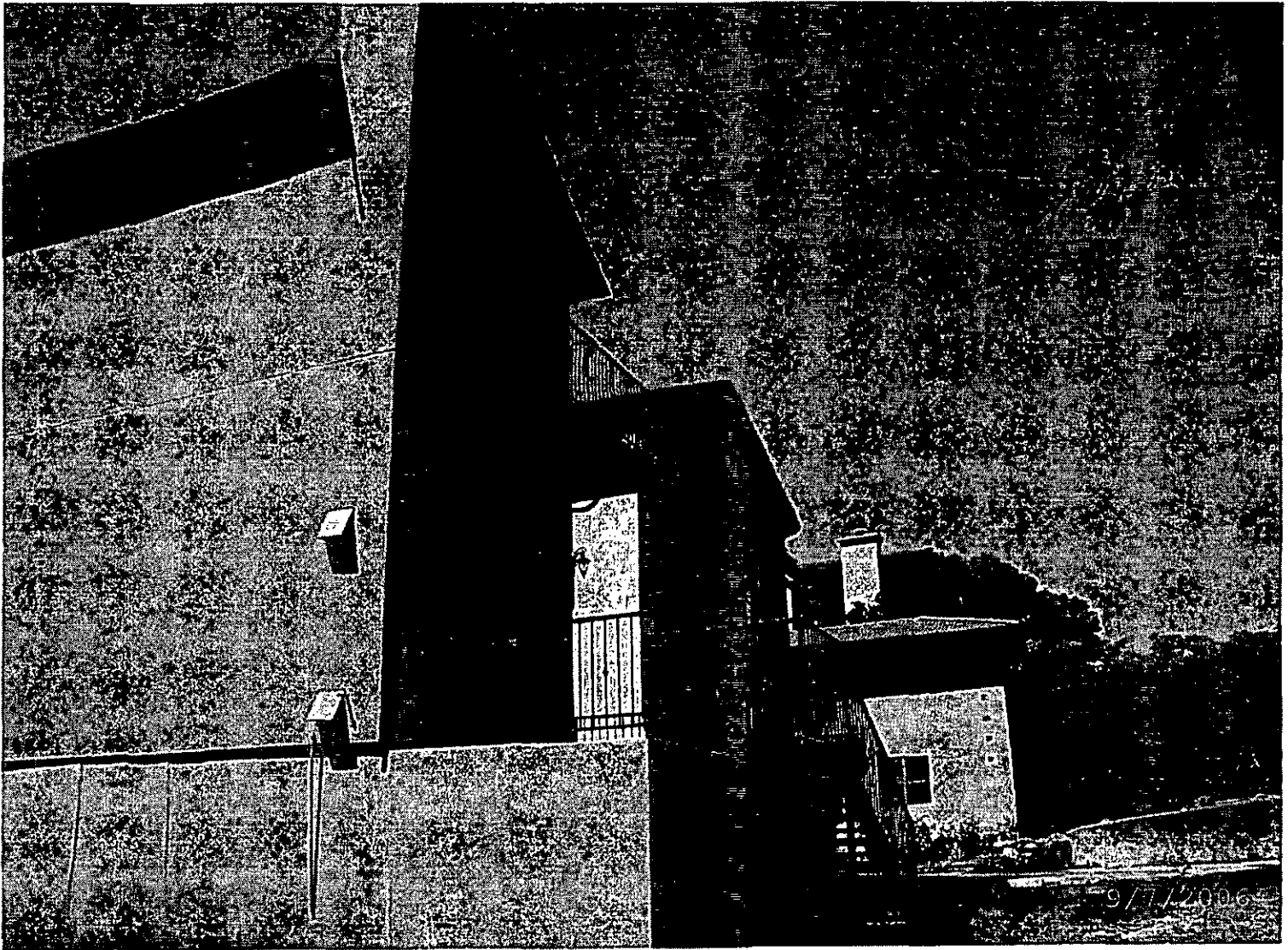
518 Sunny Lane



512 Sunny Lane



502 Sunny Lane



S06

S04

S02

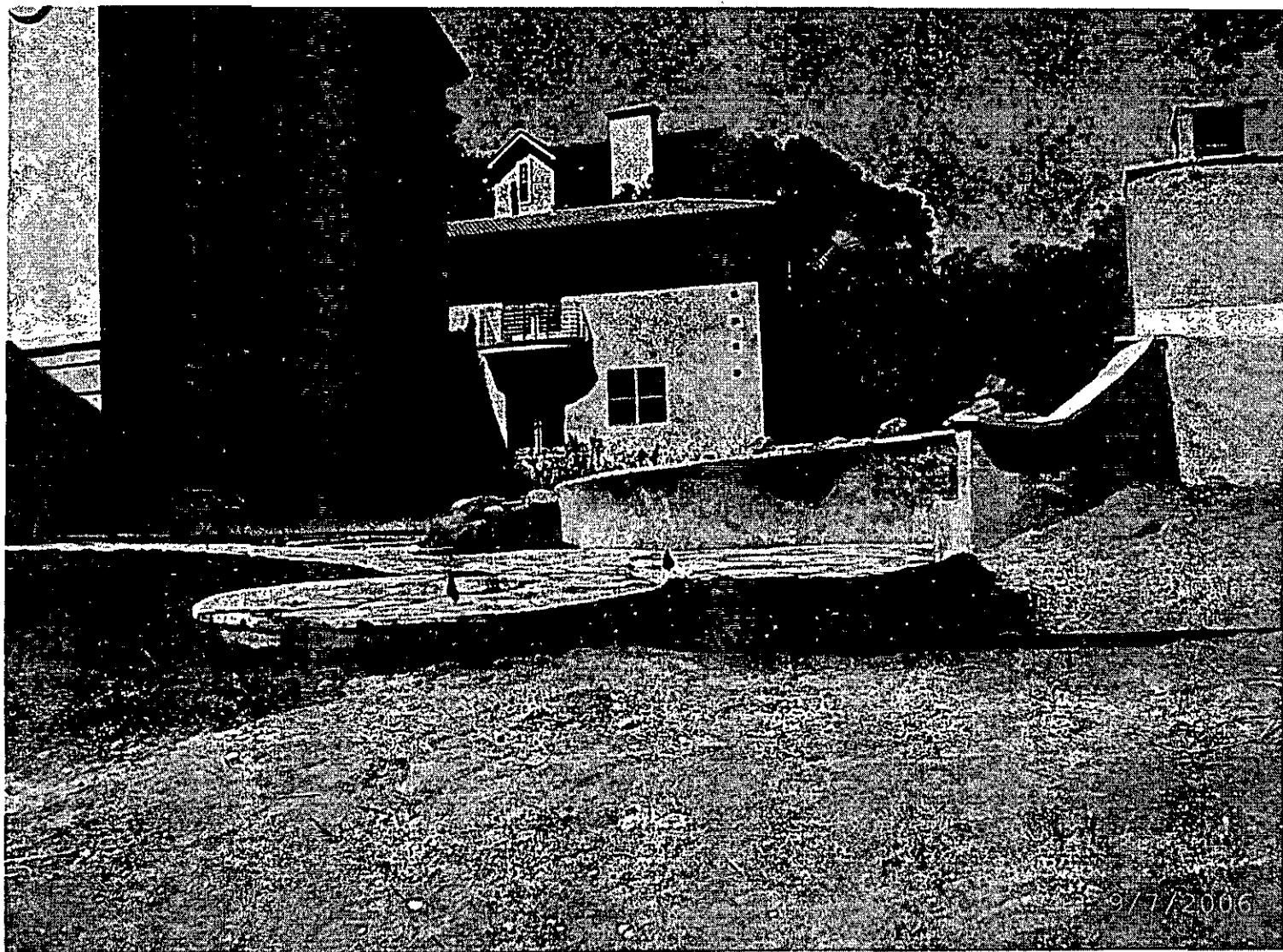
Sunny Lane REAR



510 Sunny Lane



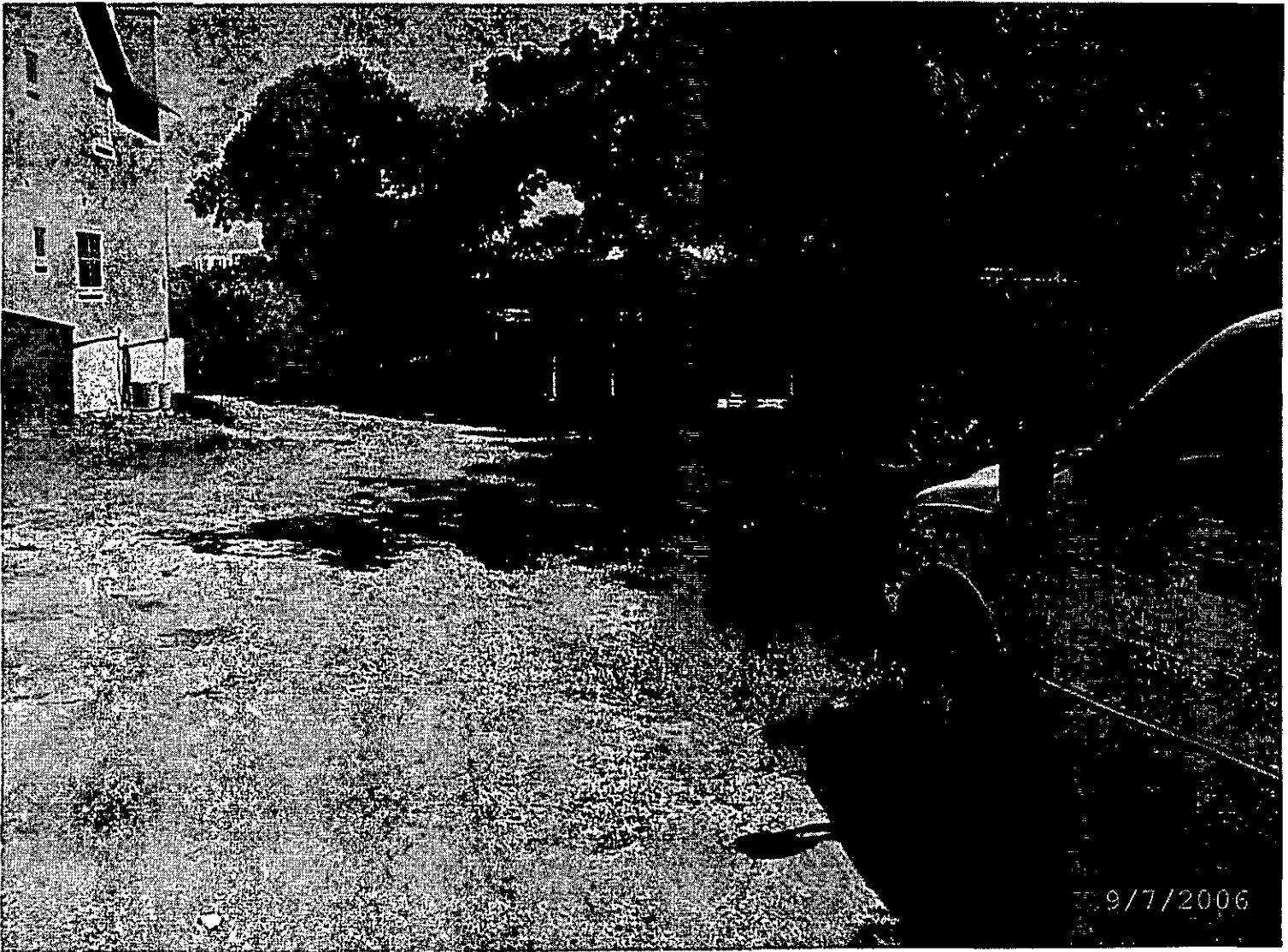
SDB Sunny Lane
SUBJECT PROPERTY



SD4

SD2

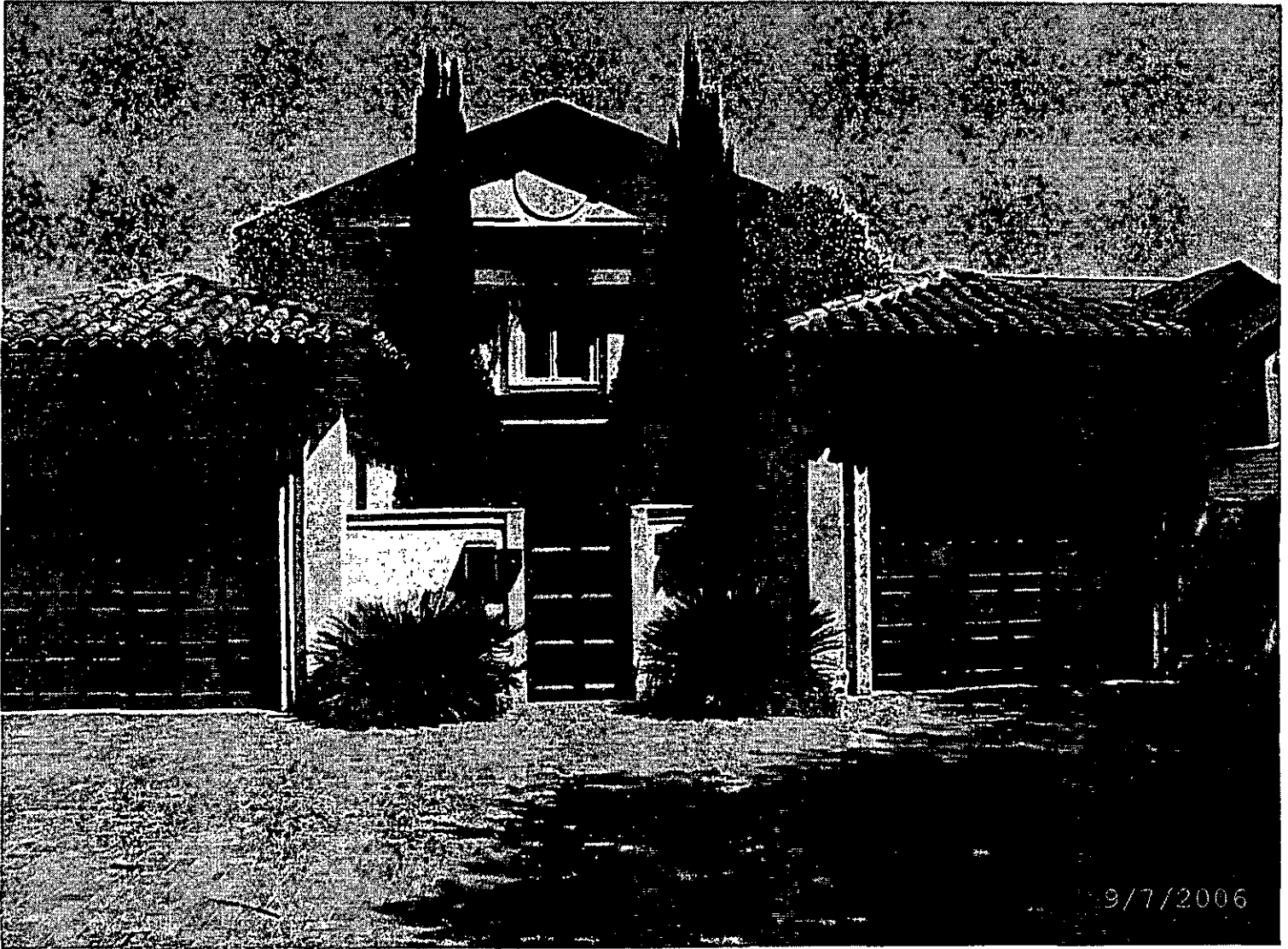
Sunny LAKE REAR



508 Sunny Lane Subject Property



506 Sunny Lane



504 Sunny Lane

TCAD

TaxNetUSA: Travis County Property Information

Prop

Owner's Name **BNG INVESTMENTS LLC**Mailing Address 4200 WATERS EDGE CV
AUSTIN, TX 78734

Location 508 SUNNY LN

Legal LOT 66 WOODLAWN ADDN

Property Details

Deed Date
Deed Volume
Deed Page
Exemptions
Freeze Exempt
ARB Protest
Agent Code
Land Acres
Block
Tract or Lot
Docket No.
Abstract Code
Neighborhood Code

Value Information

LEGAL LOT

2006 Certified

Land Value	270,000.00
Improvement Value	2,108.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	272,108.00
10% Cap Value	0.00
Total Value	272,108.00

D

☒ AGRICULTURAL (1-D-1)☒ APPOINTMENT OF AGENT FORM☒ FREEPORT EXEMPTION☒ PRINTER FRIENDLY REPORT☒ PROTEST FORM☒ RELIGIOUS EXEMPTION FORM☒ FLAT MAP (TIFF)

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value
0A	TRAVIS CENTRAL APP DIST	0.000000	272,108.00
01	AUSTIN ISD	1.623000	272,108.00
02	CITY OF AUSTIN	0.443000	272,108.00
03	TRAVIS COUNTY	0.499300	272,108.00
2J	TRAVIS CO HEALTHCARE DIST	0.077900	272,108.00
68	AUSTIN COMM COLL DIST	0.099100	272,108.00

Improvement Information

Improvement ID
415203State Category
A1

Segment Information

Imp ID	Seg ID	Type Code	Description
415203	2760704	1ST	1st Floor
415203	2760705	RSBLW	Residence Below
415203	2785170	011	PORCH OPEN 1ST F
415203	2785171	011	PORCH OPEN 1ST F
415203	2785172	012	PORCH OPEN 2ND F

Certified Value History

http://www.traviscad.org/traviscad_detail.php?theKey=187833

TaxNetUSA: Travis County Property Information

Property ID Number: 187834 Ref ID: Number: 02010301040000

Owner's Name VAN LANDUYT DEAN

Mailing Address
502 SUNNY LN
AUSTIN, TX 78704-1309
Location
502 SUNNY LN
Legal
LOT 63 *LESS N 25180 FT WOODLAWN ADDN

04111888
12855
01328
HS
F
F
0
0.0000
53
815884
K0054

Value Information

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

2006 Certified
198,000.00
236,307.00
0.00
0.00
0.00
0.00
0.00
428,531.00
5,716.00
434,307.00

Property Details

Deed Date
Deed Volume
Deed Page
Exemptions
Freeze Exempt
ARB Prohibit
Agent Code
Land Acres
Block
Tract or Lot
Docket No
Abstract Code
Neighborhood Code

Data up to date as of 2006-08-01

ADDITIONAL INFORMATION (L-1)

PROPERTY HISTORY REPORT

APPROPRIATE OF ADJUT FOLIO

PROPERTY FOLIO

REASONABLE EXEMPTION FOLIO

REASONABLE EXEMPTION FOLIO

REASONABLE EXEMPTION FOLIO

REASONABLE EXEMPTION FOLIO

(TIFF)

(TIFF)

(PDF)

(PDF)

Value By Jurisdiction

Entity Code
0A
01
02
03
2J
68

Entity Name
TRAVIS CENTRAL APP DIST
AUSTIN ISD
CITY OF AUSTIN
TRAVIS COUNTY
TRAVIS CO HEALTHCARE DIST
AUSTIN COMM COLL DIST

2005 Tax Rate
0.000000
1.623000
0.443000
0.460000
0.077000
0.089100

Assessed Value
428,531.00
428,531.00
428,531.00
428,531.00
428,531.00
428,531.00

Taxable Value
428,531.00
413,531.00
428,531.00
347,280.00
347,280.00
428,531.00

Market Value
434,307.00
434,307.00
434,307.00
434,307.00
434,307.00
434,307.00

Appraised Value
434,307.00
434,307.00
434,307.00
434,307.00
434,307.00
434,307.00

Improvement Information

Improvement ID
353970
630430

State Category
A1
A1

Description

1 FAM DWELLING
1 FAM DWELLING

Segment Information

Imp ID
353970
353970
353970
353970

Seq ID
2039237
2132802
2170800
2170801

Type Code
1ST
2ND
011
011

Description
1st Floor
2nd Floor
PORCH OPEN 1ST F
PORCH OPEN 1ST F

Class

WP
WP
*
*

Effective Year Built

2001
2001
2001
2001

Area

868
868
50
34

353970	2170632	065	HVAC RESIDENTIAL	•	2001	1,856
353970	2170633	251	BATHROOM	•	2001	2
630430	4080898	151	1st Floor	WP	2005	288
630430	4080899	2ND	2nd Floor	WP	2005	603
630430	4080900	3RD	3rd Floor	WP	2005	240
630430	4080901	041	GARAGE ATT 1ST F	WP	2005	315
630430	4080902	065	HVAC RESIDENTIAL	•	2005	1,131
630430	4080903	571	STORAGE DET	WP	2005	240
630430	4080904	251	BATHROOM	•	2005	1

Total Living Area 2,997
+ 850
3,847

Land Information

Land ID
185694

Certified Value History

Year	Type Code	SPTS Code	Homelsite	Size-Acres	Front	Depth	Size-Sqft	Taxable Value
2005	LAND	A1	T	0.000	0	0	0	369,278.00
2005		0A	TRAVIS CENTRAL APP DIST					364,278.00
2005		01	AUSTIN ISD					369,278.00
2005		02	CITY OF AUSTIN					369,278.00
2005		03	TRAVIS COUNTY					205,423.00
2005		2J	TRAVIS CO HOSPITAL DIST					295,423.00
2005		68	AUSTIN COMM COLL DIST					364,278.00
2004		0A	TRAVIS CENTRAL APP DIST					372,152.00
2004		01	AUSTIN ISD					357,152.00
2004		02	CITY OF AUSTIN					372,152.00
2004		03	TRAVIS COUNTY					297,722.00
2004		2J	TRAVIS CO HOSPITAL DIST					207,722.00
2004		68	AUSTIN COMM COLL DIST					367,152.00
2003		0A						366,881.00
2003		01						357,881.00
2003		02						366,881.00
2003		03						293,505.00
2003		68						361,881.00
2002		0A						363,746.00
2002		01						346,746.00
2002		02						363,746.00
2002		03						290,997.00
2002		68						358,746.00
2001		0A						287,827.00
2001		01						272,827.00

2001	02	287,827.00	287,827.00
2001	03	287,827.00	230,202.00
2001	08	287,827.00	282,827.00
	2000		
2000	01	130,625.00	130,625.00
2000	02	130,625.00	130,625.00
2000	03	130,625.00	130,625.00
2000	08	130,625.00	130,625.00

Untitled

Page 3 of 3

2001	02	511,442.00	278,716.00
2001	03	511,442.00	222,972.00
2001	68	511,442.00	273,716.00
2000			
2000	01	380,577.00	238,378.00
2000	02	380,577.00	253,378.00
2000	03	380,577.00	202,702.00
2000	68	380,577.00	246,378.00



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**City of Austin****Building Permit Summary**

FOR INFORMATION PURPOSES ONLY - NOT A VALID PERMIT

Permit Number
 05012959

Address
 502 SUNNY LN UNIT B

Status
 ACTIVE

Permit Date
 07/25/2005
REQUIRED INSPECTIONS

BLDG	MECH	ELEC	PLMB	CONC	ENER	ENGR	WATR	SEWR	OSSF	FIRE	HLTH	LDSP
Y	Y	Y	Y									

PROPOSED OCCUPANCY

NEW DETACHED GARAGE W/APARTMENT ABOVE

PERMIT TYPE	VALUATION	TOTAL SQUARE FEET	USE CATEGORY
R	\$110,000.00	1369	R3-1

ORIGINAL PERMIT FEES

PERMIT	CONTRACTOR	FEE	PAID DATE
BLDG	OWNER	\$125.00	07/25/2005
ELEC	JAMES JUSTIN MERCIER	\$73.00	09/08/2005
MECH	GARY L BRAMBLETT	\$48.00	02/17/2006
PLMB	STEPHEN VINCENT DUGGAN	\$50.00	09/15/2005
CONC			
SIGN			
ROOF			

FINALIZED DATE:**COMMENTS**

VARIANCE GRANTED FOR 10' REAR YARD
 SETBACK ON A THRU LOT, A THREE STORY
 TWO-FAMILY RES & AN 850SF COMBINED
 TOTAL ON THE SECOND & THIRD FLOORS.
 IC-3659=36%, BC-1898=19%. LESS N251SF
 OF LEGAL DESCRIPTION IS RESULT OF CITY
 WIDENING RIVERSIDE. ZONING-MV

INSPECTION REMARKS**PERMIT HOLDS**

No Permit Holds

UNPAID FEES

BP - ELEC Reinspection Fee

\$65.00

TOTAL UNPAID FEES:**\$65.00**

REQUESTED INSPECTIONS

Layout	DAVID DIMITRI	09/19/2005	TEMP
Foundation	DAVID DIMITRI	04/06/2006	FAIL
Framing	DAVID DIMITRI	06/16/2006	PASS
Electrical Slab	CHRIS CORBITT	03/22/2006	PASS
Electric Rough	CHRIS CORBITT	03/22/2006	PASS
Mechanical Rough	DAVID DIMITRI	04/06/2006	PASS
Mechanical Vent	DAVID DIMITRI	04/06/2006	PASS
Plumbing Rough	DAVID DIMITRI	09/19/2005	PASS
Plumbing Copper	DAVID DIMITRI	09/20/2005	PASS
Plumbing Top Out	DAVID DIMITRI	04/06/2006	PASS
Plumbing Gas	DAVID DIMITRI	03/07/2006	FAIL
Plumbing Sewer	DAVID DIMITRI	04/12/2006	PASS
Insulation/Energy	DAVID DIMITRI	06/16/2006	PASS
Final Electric	SAM VERVER	04/03/2006	PASS

OTHER FINALS

ENGR	WATR	SEWR	OSSF	FIRE	HLTH	LDSP
-------------	-------------	-------------	-------------	-------------	-------------	-------------

[Back to Permit Search](#)

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P.O. Box 1088, Austin, TX 78767 (512) 974-2000

TaxNetUSA: Travis County Property Information

Property ID Number: 187835 Ref ID: Number: 02010391050000

Owner Name: DIEPENBROCK RYAN

Mailing Address: 504 SUNDAY LN
AUSTIN, TX 78704

Location: 504 SUNDAY LN

Legal: LOT 64 LESS N 151 SQ FT WOODLAWN ADDN

Property Details

03102008

Deed Date

Deed Volume

Deed Page

Exemptions

Firearm Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Deed No.

Assessed Code

Neighborhood Code

2006 Certified

270,000.00

411,488.00

0.00

0.00

0.00

0.00

0.00

0.00

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Value Information

Land Value

Improvement Value

AG Value

AG Productivity Value

Timber Value

Timber Productivity Value

Assessed Value

10% Cap Value

Total Value

APPROPRIATE (1-4-1)

APPROPRIATE (1-4-1)

Value By Jurisdiction

Entity Code

0A

01

02

03

2J

68

Entity Name

TRAVIS CENTRAL APP DIST

AUSTIN ISD

CITY OF AUSTIN

TRAVIS COUNTY

TRAVIS CO HEALTHCARE DIST

AUSTIN COMM COLL DIST

2006 Tax Rate

0.00000

1.62000

0.40000

0.48000

0.07700

0.09100

Assessed Value

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

Taxable Value

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

Market Value

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

Appraised Value

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

681,488.00

Improvement Information

Improvement ID

353971

Segment Information

Imp ID

353971

353971

353971

353971

353971

353971

Seg ID

2039228

2039229

2039240

2039100

2039104

Type Code

1ST

2ND

FBSMT

011

011

Description

1st Floor

2nd Floor

Finished Basement

PORCH OPEN 1ST F

PORCH OPEN 1ST F

Description

1 FAM DWELLING

State Category

A1

Class

WP

WP

WP

*

Effective Year Built

2001

2001

2001

2001

2001

Area

1,500

816

626

70

195

353971	2058105	012	PORCH OPEN 2ND F	.	2001	165
353971	2058106	031	GARAGE DET 1ST F	WP	2001	284
353971	2058107	031	GARAGE DET 1ST F	WP	2001	284
353971	2058108	005	HVAC RESIDENTIAL	.	2001	3,242
353971	2058109	251	BATHROOM	.	2001	2
353971	2058110	522	FIREPLACE	.	2001	1
Total Living Area 3,242						

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
185985	LAND	AT	7	0.000	0	0	0

Certified Value History

Year	Year	Jur	Entity Name	Assessed Value	Taxable Value
2005	2005	0A	TRAVIS CENTRAL APP DIST	754,246.00	754,246.00
2005	2005	01	AUSTIN ISD	754,246.00	754,246.00
2005	2005	02	CITY OF AUSTIN	754,246.00	754,246.00
2005	2005	03	TRAVIS COUNTY	754,246.00	603,397.00
2005	2005	2J	TRAVIS CO HOSPITAL DIST	754,246.00	603,397.00
2005	2005	66	AUSTIN COMM COLL DIST	754,246.00	746,704.00
2004	2004	0A	TRAVIS CENTRAL APP DIST	665,676.00	665,676.00
2004	2004	01	AUSTIN ISD	665,676.00	670,678.00
2004	2004	02	CITY OF AUSTIN	665,676.00	665,678.00
2004	2004	03	TRAVIS COUNTY	665,676.00	546,542.00
2004	2004	2J	TRAVIS CO HOSPITAL DIST	665,676.00	546,542.00
2004	2004	66	AUSTIN COMM COLL DIST	665,676.00	678,621.00
2003	2003	0A	TRAVIS CENTRAL APP DIST	671,631.00	671,631.00
2003	2003	01	AUSTIN ISD	671,631.00	669,631.00
2003	2003	02	CITY OF AUSTIN	671,631.00	671,631.00
2003	2003	03	TRAVIS COUNTY	671,631.00	537,305.00
2003	2003	66	TRAVIS CO HOSPITAL DIST	671,631.00	664,915.00
2002	2002	0A	TRAVIS CENTRAL APP DIST	622,508.00	622,508.00
2002	2002	01	AUSTIN ISD	622,508.00	607,508.00
2002	2002	02	CITY OF AUSTIN	622,508.00	622,508.00
2002	2002	03	TRAVIS COUNTY	622,508.00	498,008.00
2002	2002	66	TRAVIS CO HOSPITAL DIST	622,508.00	616,283.00
2001	2001	0A	TRAVIS CENTRAL APP DIST	496,969.00	496,969.00
2001	2001	01	AUSTIN ISD	496,969.00	496,969.00
2001	2001	02	CITY OF AUSTIN	496,969.00	496,969.00
2001	2001	03	TRAVIS COUNTY	496,969.00	496,969.00
2001	2001	66	TRAVIS CO HOSPITAL DIST	496,969.00	496,969.00

Untitled

Page 3 of 3

2000
2000
2000
2000

2000

01
02
03
08

171,991.00
171,991.00
171,991.00
171,991.00

171,991.00
171,991.00
171,991.00
171,991.00

TaxNetUSA: Travis County Property Information

Property ID Number: 719482 Ref ID2 Number: 02010306020000

Owner's Name LAIRD JEFFREY

Mailing Address
508-A SUNNY LN
AUSTIN, TX 78704-1309

Location
508 SUNNY LN A

Legal
UNIT A 508 CITYVIEW CONDOMINIUMS PLUS 50.0 % INT IN COM AREA

Value Information

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

2006 Certified

69,000.00
235,484.00
0.00
0.00
0.00
0.00
0.00
304,484.00
0.00
304,484.00

Property Details

Deed Date
Deed Volume
Deed Page
Exemptions
Freeze Exempt
ARB Protect
Agent Code
Land Acres
Block
Tract or Lot
Docket No.
Assessed Code
Neighborhood Code

Data up to date as of 2006-09-01

APPROPRIATE (1-0-1)

REGISTERED ASSUMED REPORT

APPOINTMENT OF AGENT FORM

PROPERTY FORM

RESPONSE EXEMPTION

RELATIONSHIP EXEMPTION FORM

NONRESIDENT EXEMPTION FORM

(TIFF)

(PDF)

Value By Jurisdiction

Entity Code
0A
01
02
03
2J
68

Entity Name
TRAVIS CENTRAL APP DIST
AUSTIN ISD
CITY OF AUSTIN
TRAVIS COUNTY
TRAVIS CO HEALTHCARE DIST
AUSTIN COMM COLL DIST

2005 Tax Rate
0.000000
1.623000
0.443000
0.493000
0.077000
0.099100

Assessed Value
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00

Taxable Value
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00

Market Value
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00

Appraised Value
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00
304,484.00

Improvement Information

Improvement ID
630768

Segment Information

Imp ID
630768
630768
630768
630768
630768

Seg ID
4083052
4083053
4083054
4083055
4083056

Type Code
1ST
2ND
011
031
512

Description
1st Floor
2nd Floor
PORCH-OPEN 1ST F
GARAGE DET 1ST F
DECK UNCOVERED

Class
WP
WP
*
WP
*

Effective Year Built
2004
2004
2004
2004
2004

Area
912
733
57
252
161

TOWNHOMES/CONDOOS

State Category
A4

TaxNetUSA: Travis County Property Information

Property ID Number: 719483 RefID2 Number: 02010306030000

Owner's Name SEDGWICK ROBERT A TR OF THE

Address
508 B SUNNY LN
AUSTIN, TX 78704-1308

Location 508 SUNNY LN B

Legal UNIT B 508 CITYVIEW CONDOMINIUMS PLUS 50.0 % INT IN CDM AREA

Property Details

Dead Date
Dead Volume
Dead Page
Exemptions
Facts Exempt
ARIS Product
Agent Code
Land Acres
Block
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

Date up to date as of 2004-09-30

APPROPRIATE (4-5-1)

APPROPRIATE OF LAND

APPROPRIATE

APPROPRIATE

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.00000	242,738.00	242,738.00	242,738.00	242,738.00
01	AUSTIN ISD	1.62300	242,738.00	242,738.00	242,738.00	242,738.00
02	CITY OF AUSTIN	0.44300	242,738.00	242,738.00	242,738.00	242,738.00
03	TRAVIS COUNTY	0.49300	242,738.00	242,738.00	242,738.00	242,738.00
2J	TRAVIS CO HEALTHCARE DIST	0.07750	242,738.00	242,738.00	242,738.00	242,738.00
08	AUSTIN COMM COLL DIST	0.09900	242,738.00	242,738.00	242,738.00	242,738.00

Improvement Information

Improvement ID
630767

Segment Information

Imp ID
630767
630767
630767
630767

Type Code
1ST
2ND
011
031

Description
1st Floor
2nd Floor
PORCH OPEN 181 F
GARAGE DET 181 F

Class
WP
WP
*
WP

Effective Year Built
2004
2004
2004
2004

Area
1,049
789
38
252

TOWNHOMES/CONDOS

Untitled

Land Information		Certified Value History		Type Code		SPTS Code		Homesite		Size-Acres		Front		Depth		Size-Sqft		Total Living Area	
Land ID	Year	Year	Year	LAND	AM	2005	2004	2003	2002	2001	2000	2005	2004	2003	2002	2001	2000	2005	2004
630767	630767	630767	630767	4083046	512	DECK UNCOVERED	•	•	•	•	•	•	•	•	•	•	•	161	161
630767	630767	630767	630767	4083047	512	DECK UNCOVERED	•	•	•	•	•	•	•	•	•	•	•	44	44
630767	630767	630767	630767	4083048	581	STORAGE ATT	WP	•	•	•	•	•	•	•	•	•	•	9	9
630767	630767	630767	630767	4083049	095	HVAC RESIDENTIAL	•	•	•	•	•	•	•	•	•	•	•	1,839	1,839
630767	630767	630767	630767	4083050	251	BATH-ROOM	•	•	•	•	•	•	•	•	•	•	•	3	3
630767	630767	630767	630767	4083051	522	FIREPLACE	•	•	•	•	•	•	•	•	•	•	•	1	1
Total Living Area 1,438																			1,438
Assessed Value																			1,058,000
Taxable Value																			0

TaxNetUSA: Travis County Property Information

Property ID Number: 187838 Ref ID2 Number: 02010301080000

Owner's Name **GALINDO RAMON G**

Mailing Address
510 SUNNY LN
AUSTIN, TX 78704-1300

Location
510 SUNNY LN

Legal
LOT 67 * LESS NE 84SQ FT WOODLAWN ADDN

Property Details

Deed Date 11/01/93
Deed Volume 01411
Deed Page 00342
Exemptions HS, OA, F
Frees Exempt F
Agent Code 0
Land Acres 0.0009
Block 87
Tract or Lot 81594
Docket No K0240
Abstract Code
Neighborhood Code

2006 Certified

Land Value 270,000.00
Improvement Value 139,532.00
AG Value 0.00
AO Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 329,458.00
10% Cap Value 63,074.00
Total Value 409,532.00

Set up to date as of 2006-09-01

→ ADJUDICATION (4-2-1)

→ PAYMENT RECEIPT IMPACT

→ APPROPRIATION OF ASSET FUND

→ PAYMENT FUND

→ PREPARED EXEMPTION

→ INCLUSIVE EXEMPTION FUND

→ MODIFIED EXEMPTION FUND

(PDF) → PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2006 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	329,458.00	329,458.00	409,532.00	409,532.00
01	AUSTIN ISO	1.623000	329,458.00	276,458.00	409,532.00	409,532.00
02	CITY OF AUSTIN	0.443000	329,458.00	276,458.00	409,532.00	409,532.00
03	TRAVIS COUNTY	0.469300	329,458.00	196,168.00	409,532.00	409,532.00
2J	TRAVIS CO HEALTHCARE DIST	0.077900	329,458.00	196,168.00	409,532.00	409,532.00
05	AUSTIN COMM COLL DIST	0.099100	329,458.00	246,458.00	409,532.00	409,532.00

Improvement Information

Improvement ID
152768

State Category
A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year	Area
152768	176884	1ST	1st Floor	WV	1932	1,260
152768	176885	2ND	2nd Floor	WA	1932	725
152768	724041	011	PORCH OPEN 1ST F	.	1932	20
152768	724042	031	GARAGE DET 1ST F	WV	1932	360
152768	724043	065	HVAC RESIDENTIAL	.	1932	1,814

152768
152769
152768

724044
2548899
2548899

251
571
612

BATHROOM
STORAGE DET
TERRACE UNCOVERD

WV

1932
1932
1932

1
230
138

Total Living Area 1,814

Land Information

Land ID
185998

Type Code
LAND

SPTS Code
A1

Homasite
T

Size-Acres
0.000

Front
0

Depth
0

Size-Sqft
0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005	0A	TRAVIS CENTRAL APP DIST	296,780.00	296,780.00
2005	01	AUSTIN ISD	296,780.00	296,780.00
2005	02	CITY OF AUSTIN	296,780.00	245,780.00
2005	03	TRAVIS COUNTY	296,780.00	172,424.00
2005	2J	TRAVIS CO HOSPITAL DIST	296,780.00	172,424.00
2005	68	AUSTIN COMM COLL DIST	296,780.00	216,780.00
2004	0A	TRAVIS CENTRAL APP DIST	289,800.00	289,800.00
2004	01	AUSTIN ISD	289,800.00	219,800.00
2004	02	CITY OF AUSTIN	289,800.00	218,800.00
2004	03	TRAVIS COUNTY	289,800.00	150,840.00
2004	2J	TRAVIS CO HOSPITAL DIST	289,800.00	150,840.00
2004	68	AUSTIN COMM COLL DIST	289,800.00	188,800.00
2003	0A	TRAVIS CENTRAL APP DIST	273,901.00	245,273.00
2003	01	AUSTIN ISD	273,901.00	195,273.00
2003	02	CITY OF AUSTIN	273,901.00	164,273.00
2003	03	TRAVIS COUNTY	273,901.00	131,218.00
2003	68	AUSTIN COMM COLL DIST	273,901.00	165,273.00
2002	0A	TRAVIS CENTRAL APP DIST	515,747.00	222,576.00
2002	01	AUSTIN ISD	515,747.00	172,576.00
2002	02	CITY OF AUSTIN	515,747.00	171,576.00
2002	03	TRAVIS COUNTY	515,747.00	113,381.00
2002	68	AUSTIN COMM COLL DIST	515,747.00	142,576.00
2001	0A	TRAVIS CENTRAL APP DIST	293,874.00	202,706.00
2001	01	AUSTIN ISD	293,874.00	152,706.00
2001	02	CITY OF AUSTIN	293,874.00	151,706.00
2001	03	TRAVIS COUNTY	293,874.00	97,185.00
2001	68	AUSTIN COMM COLL DIST	293,874.00	122,706.00
2000	01	TRAVIS CENTRAL APP DIST	226,724.00	134,278.00
2000	02	AUSTIN COMM COLL DIST	226,724.00	133,278.00

Untitled

92,422.00
104,278.00

228,724.00
228,724.00

03
03

2000
2000

TaxNetUSA: Travis County Property Information

Property ID Number: 713984 Ref ID2 Number: 02010305020000

Owner's Name LYNCH WILLIAM R IV

Mailing Address
512-A SUNNY LN
AUSTIN, TX 78704-1308

Location
512 SUNNY LN A AUSTIN

Legal
UNIT A SUNNY LANE CONDOMINIUMS PLUS 50.0 % INT IN COM AREA

Property Details

Deed Date 02/12/06
Deed Volume
Deed Page
Exemption
Freeze Exempt
ARB Project
Agent Code
Land Acres
Block
Tract or Lot
Doclet 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

AG Productivity Value (10-4)

AG Productivity Value

AG Productivity Value

AG Productivity Value

AG Productivity Value

AG Productivity Value

Data up to date as of 2006-09-01

Value By Jurisdiction

Entity Code
0A
01
02
03
2J
68

Entity Name
TRAVIS CENTRAL APP DIST
AUSTIN ISO
CITY OF AUSTIN
TRAVIS COUNTY
TRAVIS CO HEALTHCARE DIST
AUSTIN COMM COLL DIST

2005 Tax Rate
0.000000
1.623000
0.443000
0.499300
0.077900
0.099100

Assessed Value
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00

Taxable Value
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00

Market Value
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00

Appraised Value
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00
135,000.00

Improvement Information

Improvement ID

State Category

Description

Segment Information

Imp ID

Seg ID

Type Code

Description

Class

Effective Year Built

Land Information

Land ID

Type Code

SPTB Code

HomeSite

Size-Acres

Front

Depth

Size-Sqft

Total Living Area

1645

TaNetUSA: Travis County Property Information

Property ID Number: 713985 Ref ID2 Number: 02010306030000

Owner's Name **BLEWETT STEVEN**

Mailing Address 512-B SUNNY LN

Location AUSTIN, TX 78704-1306

Legal 512 SUNNY LN B 78704

Legal UNIT B SUNNY LANE CONDOMINIUMS PLUS 50.0 % INT IN COM AREA

Property Details

Deed Date 02/24/2006

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docklot No

Abstract Code

Neighborhood Code

2006 Certified

135,000.00

0.00

0.00

0.00

0.00

0.00

135,000.00

0.00

135,000.00

Value Information

Land Value

Improvement Value

AG Value

AG Productivity Value

Timber Value

Timber Productivity Value

Assessed Value

10% Cap Value

Total Value

APPROPRIATEMENTS (1-8-1)

PROPERTY TAXES REPORT

APPROPRIATEMENTS OF ADJUSTMENT

PROPERTY TAXES

PROPERTY TAXES REPORT

PROPERTY TAXES

PROPERTY TAXES REPORT

PROPERTY TAXES

Data up to date as of 2006-09-01

Value By Jurisdiction

Entity Code

0A

01

02

03

2J

58

Entity Name

TRAVIS CENTRAL APP DIST

AUSTIN ISD

CITY OF AUSTIN

TRAVIS COUNTY

TRAVIS CO HEALTHCARE DIST

AUSTIN COMM COLL DIST

2006 Tax Rate

0.000000

1.623000

0.443000

0.489300

0.077600

0.089100

Assessed Value

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

Taxable Value

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

Market Value

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

Appraised Value

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

135,000.00

Improvement Information

Improvement ID

Segment Information

Imp ID

Seg ID

Type Code

Description

Class

Effective Year Built

Land Information

Land ID

681546

Type Code

LAND

SPTB Code

AM

Homestead

F

Size-Acres

0.000

Front

0

Depth

0

Size-Sqft

0

Area

0

Total Living Area

1838

TaxNeUSA: Travis County Property Information

Property ID Number: 187842 Ref IDZ Number: 02010301120000

Owner Name VANCE JOHNA & MARGOT

Mailing Address 518 SUNNY LAKE
AUSTIN, TX 78704-339
Location 518 SUNNY LN
Legal E 67.1 FT LOT 71, WOODLAWN ADDN

Property Details

Deed Date 07/22/2002
Deed Volume 00000
Deed Page 00000
Exemptions HS, OA
Freeze Exempt F
ARB Protest 0
Agent Code 0
Land Acres 0.0000
Block 71
Tract or Lot
Decedent No
Assessed Code
Neighborhood Code
2006 Certified
270,000.00
530,036.00
0.00
0.00
0.00
0.00
480,682.00
319,354.00
800,036.00

Deeds up to date as of 2006-09-31

Value Information

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

APPROPRIATION (10-1)

APPROPRIATION REPORT

APPROPRIATION OF ASSET FUND

REVENUE FUND

APPROPRIATION

APPROPRIATION REPORT

APPROPRIATION REPORT

(TIFF)

(PDF)

Value By Jurisdiction

Entry Code
0A
01
02
03
2J
08

Entity Name
TRAVIS CENTRAL APP DIST
AUSTIN ISD
CITY OF AUSTIN
TRAVIS COUNTY
TRAVIS CO HEALTHCARE DIST
AUSTIN COMM COLL DIST

2006 Tax Rate
0.000000
1.623000
0.443000
0.489300
0.077800
0.099100

Assessed Value
480,682.00
480,682.00
480,682.00
480,682.00
480,682.00
480,682.00

Taxable Value
480,682.00
430,682.00
429,682.00
319,546.00
319,546.00
480,682.00

Market Value
800,036.00
800,036.00
800,036.00
800,036.00
800,036.00
800,036.00

Appraised Value
800,036.00
800,036.00
800,036.00
800,036.00
800,036.00
800,036.00

Improvement Information

Improvement ID
423940
580027

State Category
A1
A1

Description

1 FAM DWELLING
1 FAM DWELLING

Segment Information

Imp ID
424940
424940
424940
424940

Seg ID
299081
4381017
4381018
4381019

Type Code
1ST
2ND
011
095

Description
1st Floor
2nd Floor
PORCH OPEN 1ST F
HVAC RESIDENTIAL

Class

WV
WV
*
*

Effective Year Built

2004
2004
2004
2004

Area

2,000
2,000
224
4,000

424940
424940
424940
580027
580027
580027
580027

4081020
4081021
4081022
3673384
3673386
3673389
3673390

251
477
612
181
041
065
251

BATHROOM
ELEVATOR RES
TERRACE UNCOVERED
1st Floor
GARAGE ATT 1ST F
HVAC RESIDENTIAL
BATHROOM

2A
WV
WV
WV
WV
WV

2004
2004
2004
2004
2004
2004
2004

3
1
51
378
814
378
1

Total Living Area 4,376

Land Information

Land ID
18802

Type Code
LAND

SPTS Code
A1

Hemisphere
T

Size-Acres
0.000

Front
0

Depth
0

Size-Sqft
0

Certified Value History

Year	Jun	Entity Name	Assessed Value	Taxable Value
2005	0A	TRAVIS CENTRAL APP DIST	273,145.00	273,145.00
2005	01	AUSTIN ISD	273,145.00	222,145.00
2005	02	CITY OF AUSTIN	273,145.00	222,145.00
2005	03	TRAVIS COUNTY	273,145.00	153,518.00
2005	2J	TRAVIS CO HOSPITAL DIST	273,145.00	153,518.00
2005	68	AUSTIN COMM COLL DIST	273,145.00	183,145.00
2004	0A	TRAVIS CENTRAL APP DIST	150,000.00	150,000.00
2004	01	AUSTIN ISD	150,000.00	150,000.00
2004	02	CITY OF AUSTIN	150,000.00	150,000.00
2004	03	TRAVIS COUNTY	150,000.00	150,000.00
2004	2J	TRAVIS CO HOSPITAL DIST	150,000.00	150,000.00
2004	68	AUSTIN COMM COLL DIST	150,000.00	150,000.00
2003	0A	TRAVIS CENTRAL APP DIST	150,000.00	150,000.00
2003	01	AUSTIN ISD	150,000.00	150,000.00
2003	02	CITY OF AUSTIN	150,000.00	150,000.00
2003	03	TRAVIS COUNTY	150,000.00	150,000.00
2003	2J	TRAVIS CO HOSPITAL DIST	150,000.00	150,000.00
2003	68	AUSTIN COMM COLL DIST	150,000.00	150,000.00
2002	0A	TRAVIS CENTRAL APP DIST	150,000.00	150,000.00
2002	01	AUSTIN ISD	150,000.00	150,000.00
2002	02	CITY OF AUSTIN	150,000.00	150,000.00
2002	03	TRAVIS COUNTY	150,000.00	150,000.00
2002	2J	TRAVIS CO HOSPITAL DIST	150,000.00	150,000.00
2002	68	AUSTIN COMM COLL DIST	150,000.00	150,000.00
2001	0A	TRAVIS CENTRAL APP DIST	150,000.00	150,000.00
2001	01	AUSTIN ISD	150,000.00	150,000.00
2001	02	CITY OF AUSTIN	150,000.00	150,000.00
2001	03	TRAVIS COUNTY	150,000.00	150,000.00

Untitled

Page 3 of 3

2001	68	2000	150,000.00	150,000.00
2000	01			
2000	02		112,500.00	112,500.00
2000	03		112,500.00	112,500.00
2000	98		112,500.00	112,500.00

ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 508 SUNNY LANE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW CONSTRUCTION OF A DUPLEX RESIDENCE.

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

PART 1. This ordinance applies to the construction of a duplex residence on property located at 508 Sunny Lane. The two story structure will have a floor area of 3,870 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(A) of Ordinance No. 20060309-058 which requires that application for a demolition or relocation permit must be filed concurrently with an application for a permit described in Subsection (C) or (D).

PART 3. Applicant has also filed a waiver application requesting that Council waive Part 4(C) of Ordinance No. 20060309-058 which limits a building permit for a new structure on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) 20 percent more square feet than the existing or pre-existing structure.

PART 4. Council has considered the factors for granting a waiver from 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 5. A waiver is granted from Part 4(A) and Part 4(C) of Ordinance 20060309-058 to allow the construction of a duplex residence located at 508 Sunny Lane without filing a demolition permit concurrently with the building permit, and for a total structure size not to exceed 3,870 square feet.

1 **PART 6.** This ordinance takes effect on _____, 2006.

2
3 **PASSED AND APPROVED**

4
5
6
7 _____, 2006

§
§
§

Will Wynn
Mayor

10
11
12 **APPROVED:**

13 David Allan Smith
14 City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

DRAFT

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-5867R

COUNCIL DATE: October 5, 2006

APPLICATION DATE: July 26, 2006

OWNER: BNG Investment L.L.C.

ADDRESS: 508 Sunny Lane

BACKGROUND

- On July 26, 2006 an application was submitted for a new duplex at 508 Sunny Lane.
- The new duplex will have 3870 s.f. of gross floor area.
- The applicant is requesting a waiver to allow .447 FAR.

REQUEST

Applicant requests a waiver from Part 4 Section (C) of Ordinance 20060309-058 which states that for a building permit for a new structure on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) 20 percent more square feet than the existing or pre-existing structure.

Applicant is also requesting a waiver for not filing an application for a demolition permit concurrently with a building permit.

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Construct a new two story 3870 s.f. duplex at 508 Sunny Lane
- Demolish existing single family residence of 2322 s.f.

Applicant proposes additional construction:

- 62 s.f. covered porch
- 309 s.f. covered wood decks
- 69 s.f. uncovered wood decks
- 767 s.f. detached garage
- 432 s.f. driveway area
- 18 s.f. stoops

SETBACKS

The applicant will meet the front yard setback of 25 feet prescribed by the Land Development Code. The way the development is currently designed, the applicant has a portion of the deck encroaching into the rear setback. Applicant must go to the Board of Adjustment to request a variance for the encroachment to remain, or shorten the deck for compliance.

DEVELOPMENT REGULATIONS

Proposed structure will exceed size limitations set forth in Part 4 Section (C) (1) by creating a FAR of .447.

ZONING

- This lot is currently zoned Single Family Residential (SF-3-NCCD-NP).
- It lies within the South River City Citizens Assn., Terrell Lane Interceptor Assn., Barton Springs/ Edwards Aquifer Conservation Dist., South Central Coalition, Austin Neighborhoods Council, and Home Builders Association of Greater Austin.

WAIVER

The applicant requests the waiver from Part 4 Section (A) and (C) 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:

- Letter from P.E. stating development will not cause additional impacts to the existing drainage system.
- 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.