

: Fwd: 1809 Cinnamon Path

Mon, Oct 10, 2022 at 12:16 PM

Hi Susan,

As discussed, following my appointment with the city of Austin on [1809 Cinnamon Path](#), here is the response I received about building on the lot.

The city reviewed the lot and advised on the preparation and submission of building plans. They have provided the attached references.

----- Forwarded message -----

From: **Peralta, Mike** <Mike.Peralta@austintexas.gov>

Date: Mon, Oct 10, 2022 at 8:16 AM

Subject: RE: [1809 Cinnamon Path](#)

Good morning,

Attached is the zoning report for the property.

Minimum zoning requirements for an SF-3 can be found here https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART2PRUSDERE_DIV1RETA_S25-2-492SIDERE

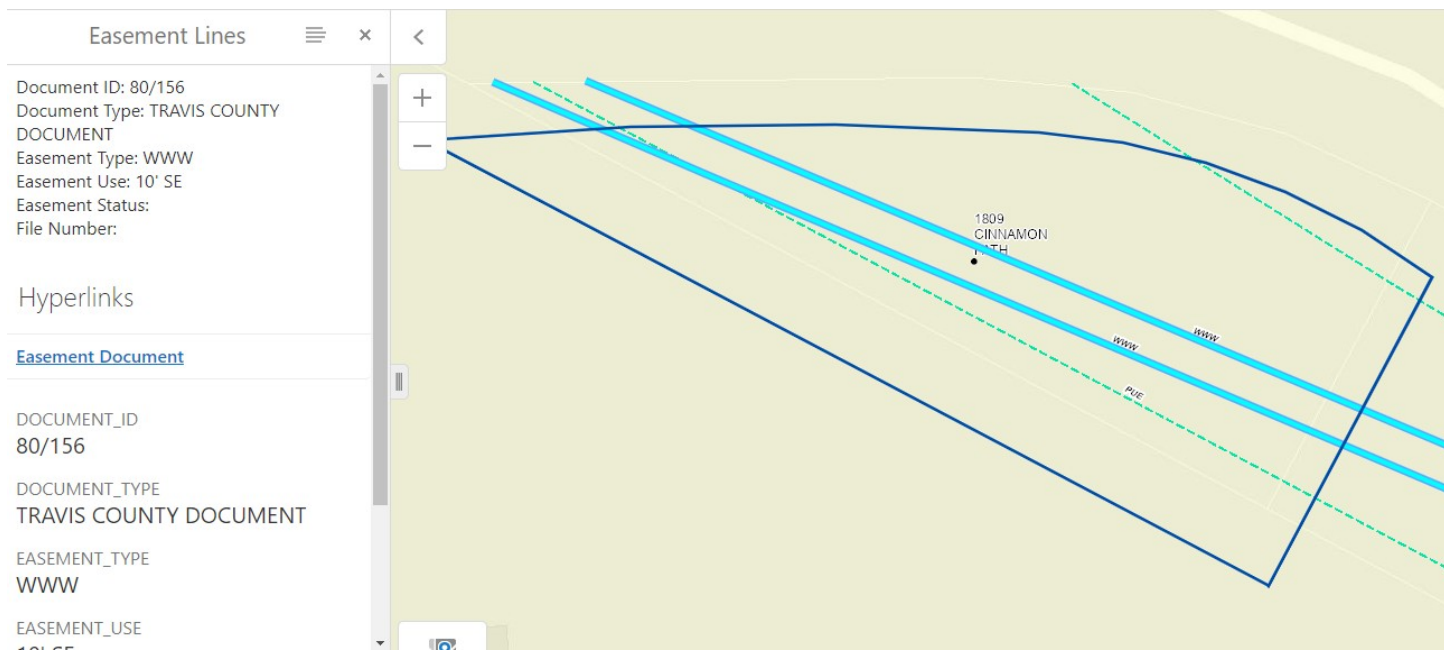
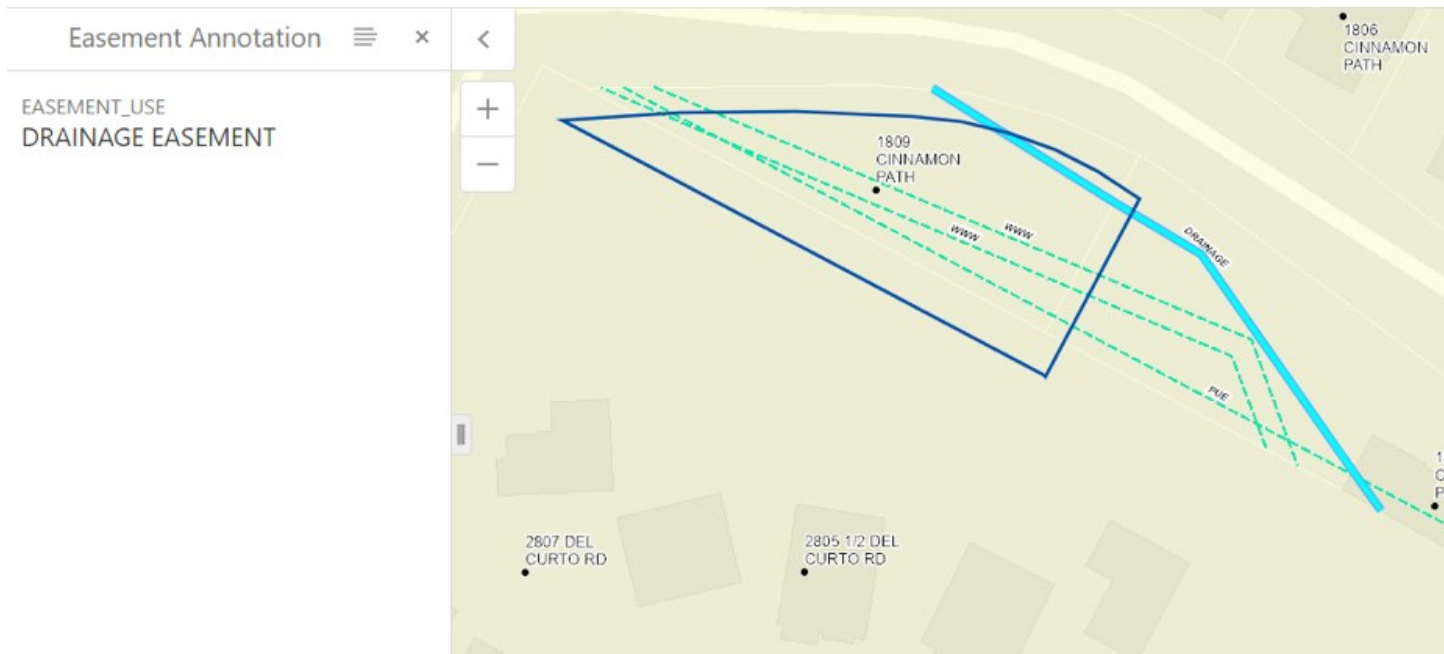
The project is located in the Residential Design and Compatibility Standards district. https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_FREDECOST

No buildings or eaves are permitted to encroach into easements. Please see the easements below. Please reach out to the Office of Real Estate Services to have the easements released. You may contact the Office of Real Estate at the following email: LandManagement@austintexas.gov

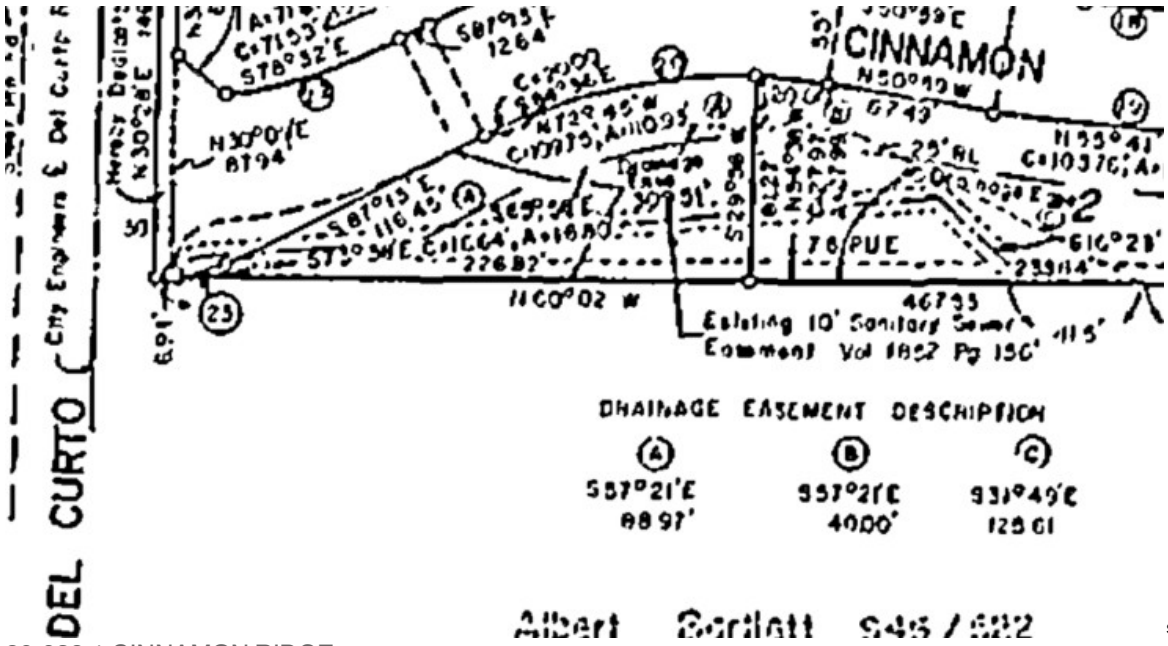
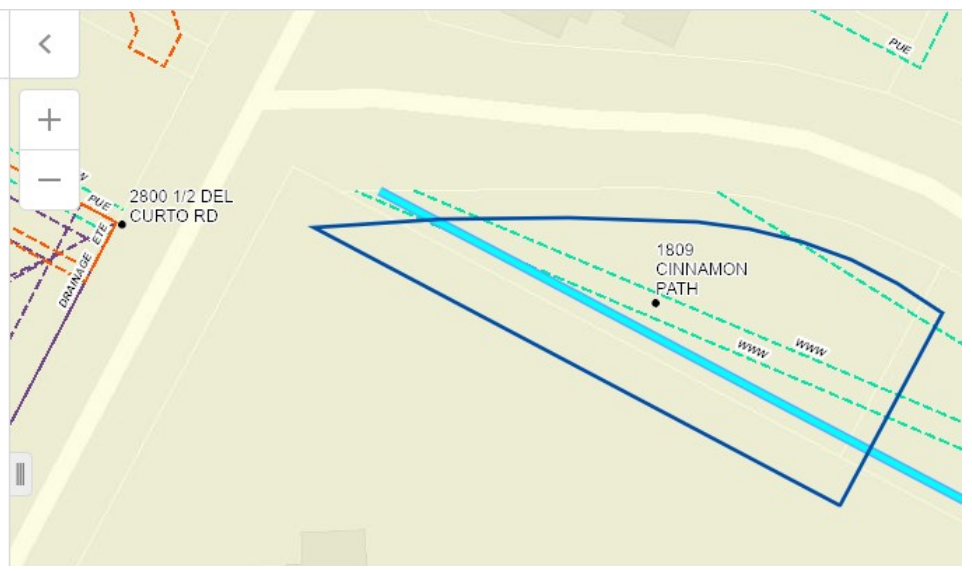


Available at property profile. <https://maps.austintexas.gov/>

The exact easement locations will need to be provided on a registered survey. Our property profile website is not accurate when it comes to the locations of easements.



EASEMENT_USE
7.5'/10' PUE



80-038.1 CINNAMON RIDGE

Albert Borlotti 945 / 522

subdivision document - C8-

Lot No.	Blk No.	Finish Floor Elevation	CREEK FLOOD DATA
13	A	586.4	
14	A	586.4	
15	A	586.0	
16	A	585.2	
17	A	584.1	
1	D	605.0	
2	D	601.6	
3	D	599.3	
4	D	595.1	
5	D	593.8	
6	D	591.7	
7	D	590.6	
8	D	588.4	
9	D	589.9	
10	D	591.2	
11	D	593.4	
12	D	596.3	

Note:
 Minimum Finish Floor Elevation Shown For Structures Built On The Lots Listed Herein Are Minimum Of 1' (one) Foot Above The 100 Year Flood Elevation Which Is Based On City Of Austin Elevation Datum

The 25 year frequency flood is contained within the drainage easement shown.

Carl E. Newsome
 CARL E. NEWSOME, P.E.



It is unclear if a

flood plain reviewer would use this FFE listed on the subdivision.

The lot appears to be covered in trees. Please reach out to the Tree Reviewers to see what implications this may have on the project.

Please reach out to the Flood Plain reviewers. <https://www.austintexas.gov/service/floodplain-maps>. Please reach out to the Erosion Hazard reviewers as this property is in an Erosion Hazard overlay. A Technical Reviewer will also be apart of the review process.

The New Construction and Addition application can be found here. https://www.austintexas.gov/sites/default/files/files/Development_Services/RES_NewConstructionAndAdditionPermitApplication.pdf

Best Regards,

Mike Peralta

Plan Examiner C (Residential Zoning)

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752



Please contact my direct supervisor with any kudos or concerns at eric.thomas@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: City of Austin Ordinance 2016-0922-005 | City Clerk's website | City Clerk's FAQ's

*** External Email - Exercise Caution ***

Dear Mike,

It was nice speaking with you today at our appointment. Thanks for your review of the SF-3 lot details and your confirmation of the steps for the building process for [1809 Cinnamon Path](#) to get plans submitted.

As discussed, the goal is to build a single family home on the lot and your answers were very helpful. Based on the feedback from Habitat for Humanity (the seller), we have been trying to assess in advance if any added interventions would need to be completed at the lot as part of a building proposal to facilitate approval. Thanks for taking a look. I appreciate you making the submission process straightforward.

If there are any documents for the building proposal or further details on the lot itself that you could share as a follow up on submitting building plans to Permitting and Development, that would be very helpful.

Thanks again for your assistance.

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