



#68

## MEMORANDUM

**TO:** Mayor and City Council

**FROM:** Tammie H. Williamson AICP Assistant Director *THW*  
Watershed Protection and Development Review Department

**DATE:** March 1, 2007

**SUBJECT:** Floodplain Variance Request for 5613 Joe Sayers

A permit for residential new construction was submitted for the property located at 5613 Joe Sayers on September 19, 2005. Because the application was submitted prior to the adoption of the McMansion Ordinance, the application is not subject to the McMansion Ordinance.

The following is an analysis of how the project *would be* affected if it were subject to the McMansion Ordinance.

- The proposed development, as stated in the application, exceeds the allowed gross floor area permitted under the ordinance.
  - An applicant is allowed the greater of 2300 square feet or 4 to 1 floor to area ratio
  - The development on the subject property would be limited to 3336 square feet of gross floor area per the ordinance
- Proposed gross floor area as stated in application
  - Residence – 3905 sq. ft.
  - Garage – 600 sq. ft., excludes 200 sq. ft. / parking required to meet minimum parking
  - Deck – 18 sq. ft.
  - Total – 4523 sq. ft.
- To comply with the ordinance, the applicant would have to remove 1187 sq. ft. from the proposed development.
- The interior side lot line is subject to a side-wall articulation under the ordinance, which is lacking in the proposed development.
- The maximum building height allowed under the ordinance is 32 ft. The proposed development is within the height restriction.
- The structure is required to fit a "building tent" size limitation. At the proposed height of the development (23 ft. plus foundation height) with the required setbacks of SF-3 zoning, the proposed structure complies with the tent requirement.

Mayor and Council  
March 1, 2007  
Page 2

Please contact me at 974-3056 or via e-mail at [tammie.williamson@ci.austin.tx.us](mailto:tammie.williamson@ci.austin.tx.us) or Erica Eichert Program Supervisor at 974-2720 or via e-mail at [erica.eichert@ci.austin.tx.us](mailto:erica.eichert@ci.austin.tx.us) with any additional questions

Tammie H. Williamson AICP Assistant Director  
Watershed Protection and Development Review Department

I W ee

cc

Loby Hammett Futrell City Manager  
Laura J. Huffman Assistant City Manager  
Victoria J. L. Hsu P.E. Director Watershed Protection and Development Review Department  
Steve Wilkinson AICP Division Manager, Watershed Protection and Development Review Department  
George Oswald P.E. Division Manager Watershed Protection and Development Review Department  
Gary Kosut P.E. Watershed Protection and Development Review Department  
Erica Eichert, Residential Review Watershed Protection and Development Review Department