

Phone: (512) 474-7377 Fax: (512) 474-4923

March 12, 2009

## Late Backup

#43 to 44B

City Council  
301 W. 2nd Street  
Austin, Texas 78701

**RE: 3301 Kings Lane Reconsideration Request**

Dear Council Members;

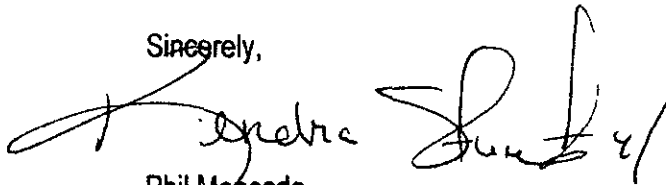
My client and I are requesting a reconsideration of his case due to a lack of accurate information being provided to this Commission by City of Austin staff and neighborhood representative. My client's exhibit of his proposed residence was never provided to you. (please see exhibit A ) The information associated with a wastewater easement and Mr. Robert Mace claim that it was going down the middle of my client's lot is inaccurate. (please see exhibit B)

In addition, the property owner's directly behind this lot have structures that are clearly in the setback. But yet they want to impose additional setbacks on my client's lot that exceed what table provides.

In closing, I am still unsure about the Board of Adjustments variance process that Mr. Greg Guersney stated, "We could not do rear setbacks." or does council establish both with C.O.?

Please allow me to present this case to you with material I provided but, was not given to you for your review.

Sincerely,



Phil Moncada

Cc: file  
Cc: COA

1

2

3

4



LOT 2

LOT 4  
BLOCK 2

SMITH'S ADDITION  
BOOK NUM. 1  
PAGE 6A

LOT SIZE: 3,750.0 SF  
ACTUAL IMPERVIOUS COVER: 100.0%

REFER TO: SURVEY MAP OF THE WESTERLY FIFTY (50) FEET OF LOT 4, BLOCK 2, OF SMITH'S ADDITION, AN ADDITION IN TRAVIS COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THERE OF RECORD IN BOOK NUM. 1 PAGE 6A OF TH PLAT RECORDS OF TRAVIS COUNTY TEXAS

LOT 1

LOT 3

S 60 33' 00" E 50.00'

S 60 33' 00" E 50.00'

S 30 11' 11" N 75.01'

N 30 11' 11" E 75.01'

ASPHALT PAVEMENT

20.0' 20.0' 6.0' 6.0'  
EXS CARPORT  
EXS METAL SHED

KING'S LANE

EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

EXISTING CONDITION PLAN  
AS-BUILT OVERALL DIMENSION

DAVID HEAPS  
EXISTING SITE CONDITION  
3301 KING'S LANE  
AUSTIN TEXAS

A.E.C., INC.

ENVIRONMENTAL CONSULTING, PERMIT SUPPORT  
& SITE ASSESSMENT

1301 S IH 35 SUITE 204 AUSTIN, TEXAS 78741  
PH: 512.474.7377 FAX: 512.474.4923

REVISIONS:

BY:

DRAWN: ERB

FILE: 2014C10AEC

DATE: 10/15/2008

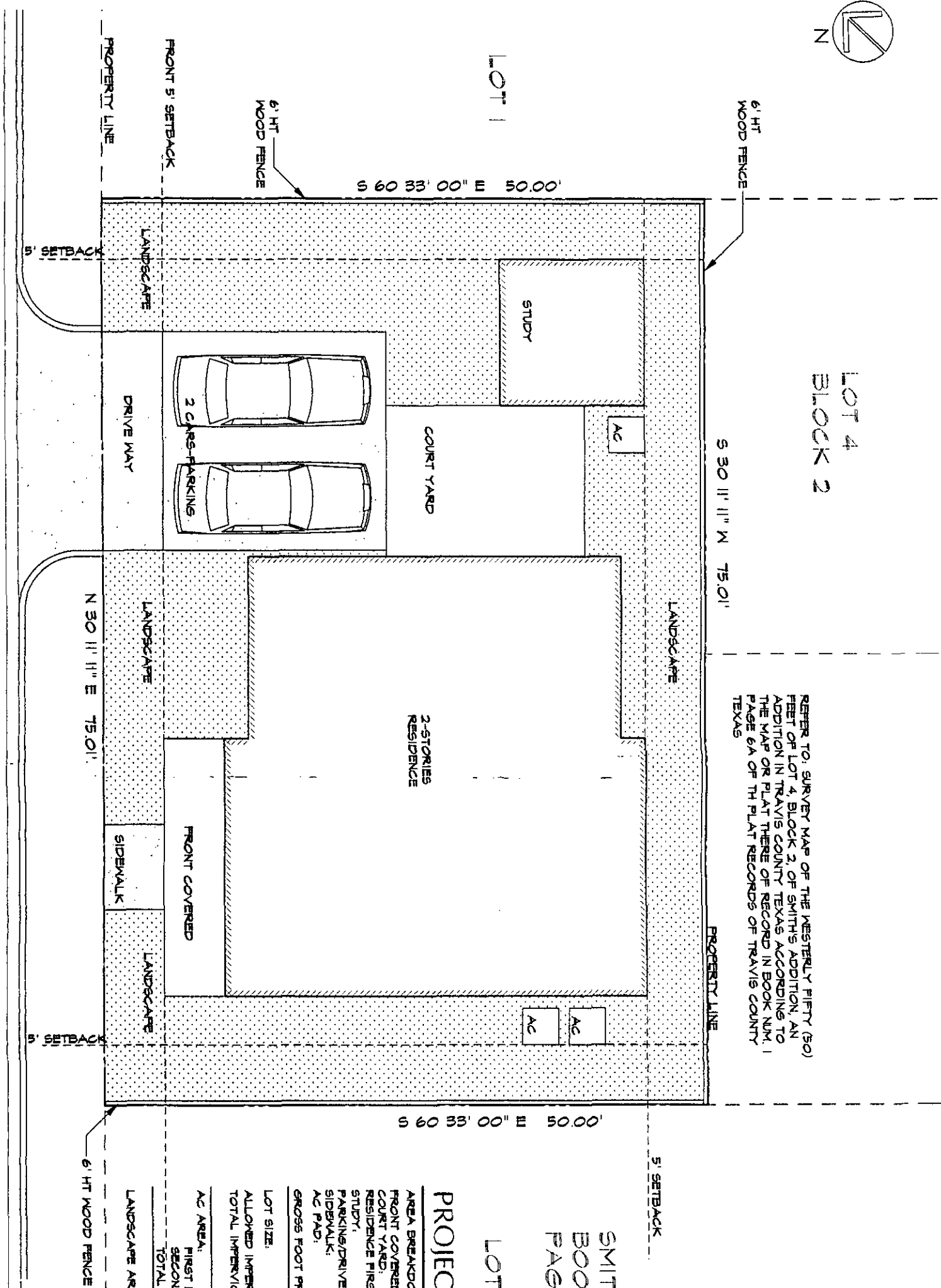
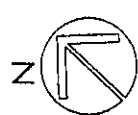
SCALE: 1" = 20'

JOB NO.: 2803

SHEET

C-1.0

1 OF 2 SHEETS



REFER TO SURVEY MAP OF THE WESTERLY FIFTY (50) FEET OF LOT 4, BLOCK 2, OF SMITH'S ADDITION, AN ADDITION IN TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN BOOK NUM. 1 PAGE 6A OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS

SMITH'S ADDITION  
BOOK NUM. 1  
PAGE 6A

LOT 3

PROJECT DATA

AREA BREAKDOWN:	
FRONT COVERED AREA:	10750 SF
COURT YARD:	20625 SF
RESIDENCE FIRST LEVEL AREA:	121750 SF
STUDY:	14400 SF
PARKING/DRIVE WAY:	4250 SF
SIDEWALK:	550 SF
AC PAD:	270 SF
GROSS FOOT PRINT AREA:	216025 SF
LOT SIZE:	
ALLOWED INTERVIOUS COVER 65%:	5750.0 SF
TOTAL INTERVIOUS COVER 57.6%:	245750 SF
DIFFERENCE:	27725 SF
AC AREA:	
FIRST LEVEL:	156150 SF
SECOND LEVEL:	455.5 SF
TOTAL AC AREA:	2500.0 SF
LANDSCAPE AREA 42.4%:	
	158475 SF

PROPOSED PLAN

SCALE: 1" = 10'

KING'S LANE

PROPOSED SITE IMPROVEMENTS:  
SETBACKS AND BREAKDOWN AREAS

DAVID HEAPS  
PROPOSED SITE  
3301 KING'S LANE  
AUSTIN TEXAS

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PH: 512.474.7377 FAX: 512.474.4923

REVISIONS: BY: DATE: 10/15/2005  
DRAWN: ENB  
FILE: 2019C20.06c  
DATE: 10/15/2005  
SCALE: 1" = 10'  
JOB NO: 12605  
SHEET  
C-2.0  
1 OF 2 SHEETS