

2803 EDGEWATER DRIVE
AUSTIN, TX 78733

Case# C15-2019-0055

VARIANCE REQUEST

1. LDC 25-2-551(c)(3)(c) increase impervious coverage from 0% IC existing to 66% IC proposed in the 25-35% slope category, which allows 5% IC
2. LDC 25-2-551(e)(2) increase impervious coverage from 0% IC existing to 29% IC proposed in a slope category greater than 35% which allows 0% IC

AERIAL



AERIAL



REASONABLE USE

- The property owner is requesting increased impervious cover to accommodate a proposed single-family structure and associated improvements. To do so in a reasonable manner, the aforementioned impervious coverage percentages are requested.
- This is a fair and reasonable use in Lake Austin zoning category as that zoning category specifically prescribes development of a residential nature.
- The area proposed for the new residence is the flattest area of the lot. The proposed improvements are in the most reasonable location.
- The lot is so steep that the allowable square footage and related impervious coverage amounts far exceed what is allowed by code. This is unreasonable. The project proposes the most reasonable use of the lot.

NOT GENERAL TO THE AREA

- There are no known vacant lots in the immediate area with the combined hardships of topography and no frontage on Lake Austin which prohibit a significant amount of land from being utilized in a reasonable manner.

AREA OF CHARACTER

- Any construction will be in keeping the varied construction styles found throughout west Austin. There will be no adverse impact to adjacent properties.

SITE PLAN STREET LEVEL

PROJECT INFORMATION

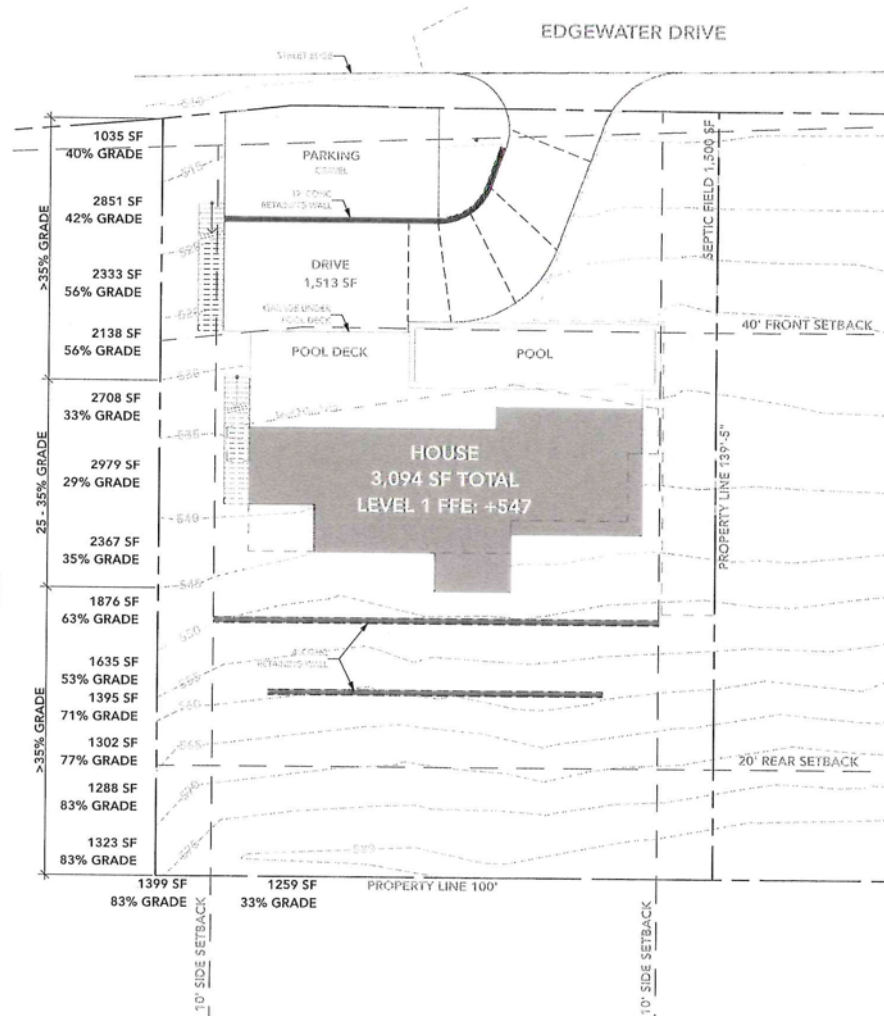
PROJECT NAME: EDGEWATER RESIDENCE
LOCATION: 2803 EDGEWATER DRIVE, AUSTIN, TX 78733
ZONING: LA
LEGAL DESCRIPTION: LOTS 8, BLOCK 1, AUSTIN LAKE ESTATES, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 9, PAGE 82, TRAVIS COUNTY PLAT RECORDS.

AREA BREAKDOWN (SF)

1st Level House	1,588
2nd Level House	1,506
Balcony	144
Garage	480
TOTAL BUILDING AREA	3,718
BUILDING COVER	2,233
DRIVEWAY	1,513
PARKING	767
UNCOVERED DECK	569
OTHER	387
TOTAL IMPERVIOUS COV.	5,469
LOT SIZE	13,935
TOTAL IMPER. COV. %	39%

IMPERVIOUS COVER TABULATIONS

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,928 SF	5%	66 %	196 SF	2,592 SF
OVER 35%	10,043 SF	0%	29 %	0 SF	2,877 SF
			TOTAL	196 SF	5,469 SF



SITE PLAN @ STREET LEVEL

SCALE: 1" = 20'

m(odm)

Austin (512) 469.5950
1009 West 6th Street #50 78703
San Antonio (210) 469.5950
201 Groveton Street 78210

markodomstudio.com



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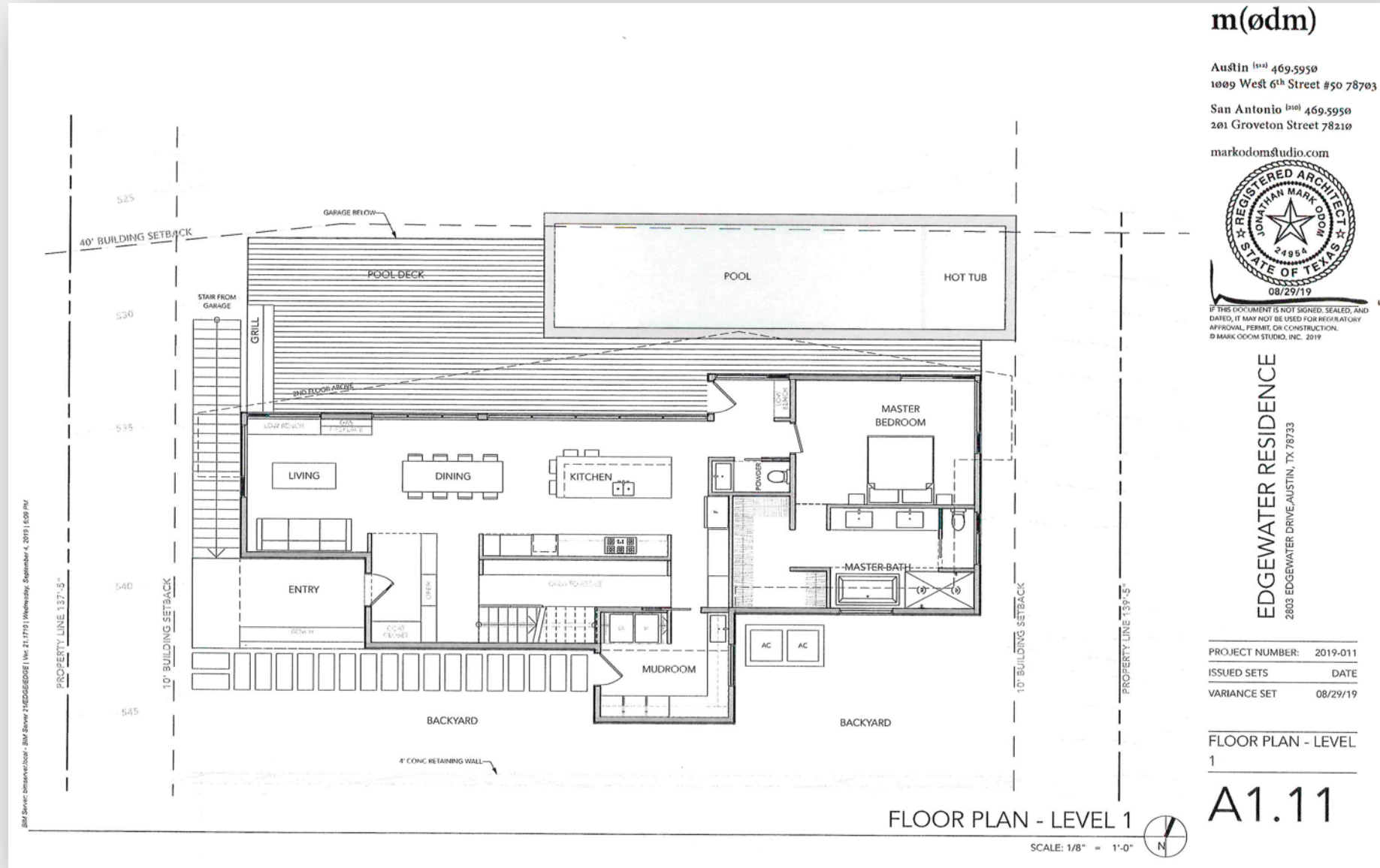
EDGEWATER RESIDENCE
2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER: 2019-011
ISSUED SETS DATE
VARIANCE SET 08/29/19

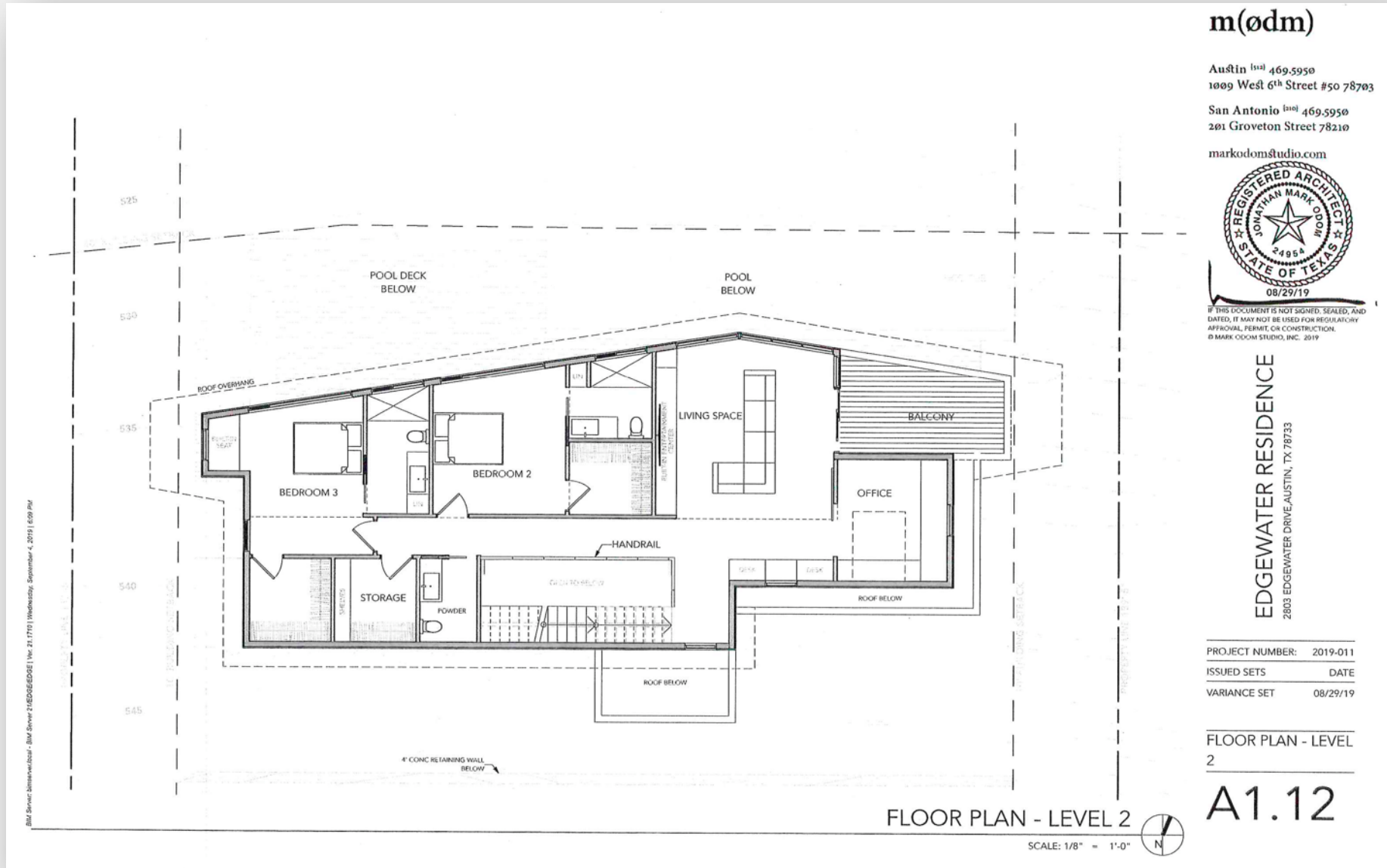
ARCHITECTURAL
SITE

A1.01

FLOOR PLAN – LEVEL 1



FLOOR PLAN – LEVEL 2



RENDERINGS



m(ødm)

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2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER: 2019-011

ISSUED SETS DATE

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VIEW

SD4.01

2803 EDGEWATER DR. (SUBJECT SITE)



2803 EDGEWATER DR. (SUBJECT SITE)



2803 EDGEWATER DR. (SUBJECT SITE)



2807 EDGEWATER DR.



2807 EDGEWATER DR.



2807 EDGEWATER DR.



2807 EDGEWATER DR.



2901 EDGEWATER DR.



2903 EDGEWATER DR.



EDGEWATER DR. (GENERAL CONDITIONS)



BACK UP MATERIAL

UPDATED SURVEY

Waterloo Surveyors Inc. SURVEY PLAT

LEGAL DESCRIPTION:
LOTS 7 & 8, BLOCK 1, OF AUSTIN LAKE ESTATES,
SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 9, PAGE 82, PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

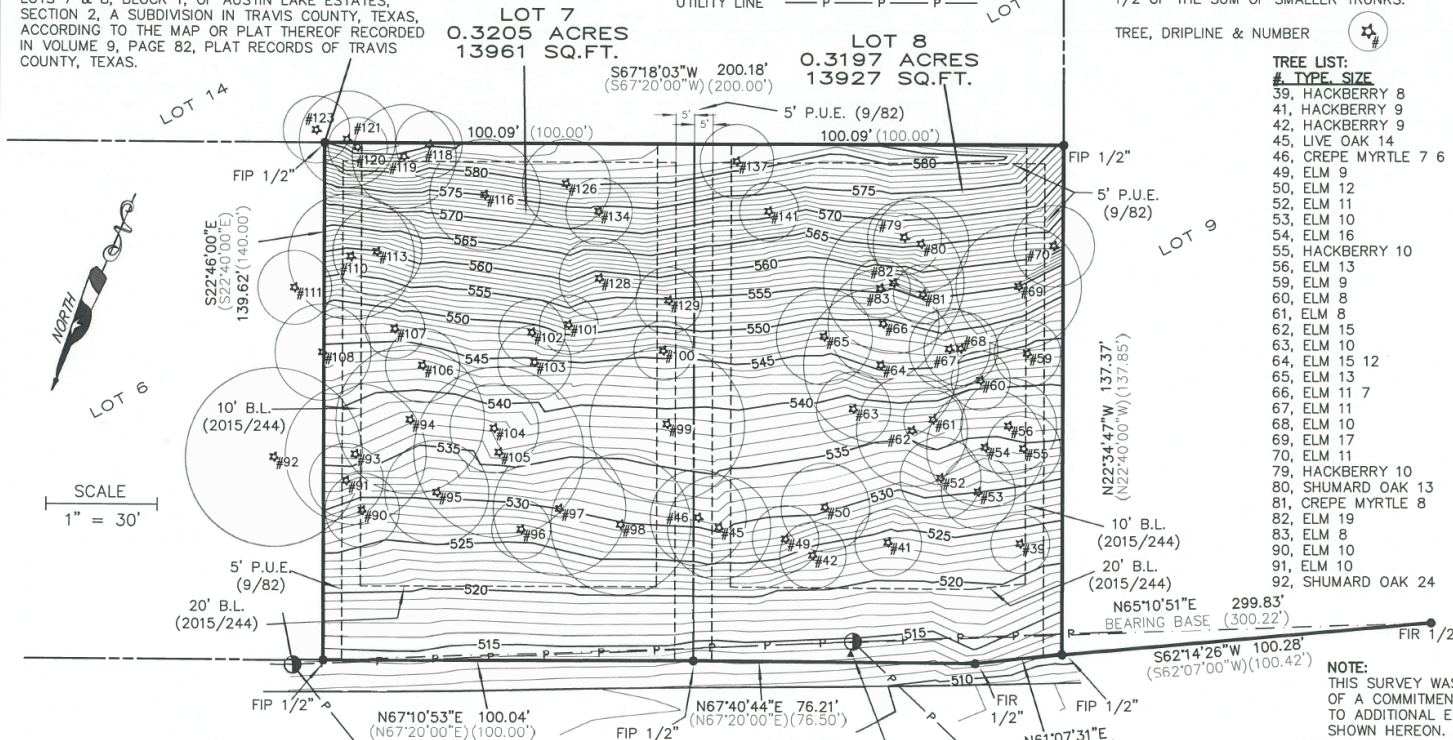
OWNER:
WILLIAM M. WESTFIELD

ADDRESS:
2803 & 2805 EDGEWATER DRIVE
AUSTIN, TEXAS 78733

LEGEND
RECORD CALL ()
BUILDING SETBACK LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
FOUND IRON ROD FIR
UTILITY POLE/GUY ANCHOR P
UTILITY LINE P P P

TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS
DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER.
GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5
FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED
USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK +
1/2 OF THE SUM OF SMALLER TRUNKS.

J15743A



TREE, DRIPLINE & NUMBER

TREE LIST:
TYPE SIZE
39, HACKBERRY 8
41, HACKBERRY 9
42, HACKBERRY 9
45, LIVE OAK 14
46, CREPE MYRTLE 7 6 5
49, ELM 9
50, ELM 12
52, ELM 11
53, ELM 10
54, ELM 16
55, HACKBERRY 10
56, ELM 13
59, ELM 9
60, ELM 8
61, ELM 8
62, ELM 15
63, ELM 10
64, ELM 15 12
65, ELM 13
66, ELM 11 7
67, ELM 11
68, ELM 10
69, ELM 17
70, ELM 11
79, HACKBERRY 10
80, SHUMARD OAK 13
81, CREPE MYRTLE 8
82, ELM 19
83, ELM 8
90, ELM 10
91, ELM 10
92, SHUMARD OAK 24

TREE LIST: cont.
TYPE SIZE
93, ELM 12 7 7
94, SHUMARD OAK 20
95, ELM 14
96, ELM 8
97, HACKBERRY 18
98, HACKBERRY 19
99, ELM 21
100, HACKBERRY 8
101, HACKBERRY 8
102, HACKBERRY 9
103, HACKBERRY 10
104, HACKBERRY 12
105, SHUMARD OAK 23
106, HACKBERRY 10
107, CHINABERRY 8
108, HACKBERRY 13
110, HACKBERRY 17
111, HACKBERRY 10
113, ELM 12
116, SPANISH OAK 11 8
118, ELM 9
119, ELM 14
120, JUNIPER 8
121, JUNIPER 13
123, ELM 9
126, ELM 12
128, HACKBERRY 8 5
129, CHINABERRY 5 5 2 1
134, HACKBERRY 7 3
137, ELM 10
141, ELM 8

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT
TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT
SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH
WAS DONE FOR THE PURPOSE OF THIS SURVEY.

State of Texas:
County of Travis:

EDGEWATER DRIVE

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct,
and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a
Category 3 5 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance
Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0430J, Zone: X 0.2% ANNUAL CHANCE
OF FLOOD HAZARD, Dated: 1/6/2016.

Dated this the 9th day of APRIL, 2019.
Easements & Setbacks added this the 6th day of MAY, 2019.

BENCHMARK:
SET SPINDLE IN POWER POLE
NAVD88 ELEVATION: 515.81'

Thomas P. Dixon R.P.L.S. 4324

FIRM #10124400

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602



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SITE PLAN AT STREET LEVEL

PROJECT INFORMATION

PROJECT NAME: EDGEWATER RESIDENCE
LOCATION: 2803 EDGEWATER DRIVE, AUSTIN, TX 78733
ZONING: LA
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AREA BREAKDOWN (SF)

	PREVIOUS	REVISED
1ST LEVEL	1,588	1,556
2nd LEVEL	1,506	1,458
BALCONY	144	147
GARAGE	480	0
TOTAL BUILDING AREA	3,718	3,161
BUILDING COVER	2,233	1,848
DRIVEWAY	1,513	1,209
UNCOVERED DECK	569	429
OTHER	387	469
TOTAL IMPERVIOUS COV.	5,469	3,955
LOT SIZE	13,935	13,935
TOTAL IMPER. COV. %	39%	28%

EXISTING TREE LIST

TO REMAIN		TO BE REMOVED	
#42 HACKBERRY	9	#39 HACKBERRY	8
#45 LIVE OAK	14	#41 HACKBERRY	9
#46 CREPE MYRTLE	7,6,5	#50 ELM	12
#49 ELM	9	#52 ELM	11
#59 ELM	9	#53 ELM	10
#65 ELM	13	#54 ELM	16
#66 ELM	11,7	#55 HACKBERRY	10
#67 ELM	11	#56 ELM	13
#68 ELM	10	#60 ELM	8
#69 ELM	17	#61 ELM	8
#70 ELM	11	#62 ELM	15
#79 HACKBERRY	10	#63 ELM	10
#80 SHUMARD OAK	13	#64 ELM	15, 12
#81 CREPE MYRTLE	8	TOTAL INCHES	151
#82 ELM	19		
#83 ELM	8		
#137 ELM	10		
#141 ELM	8		
TOTAL INCHES	206		

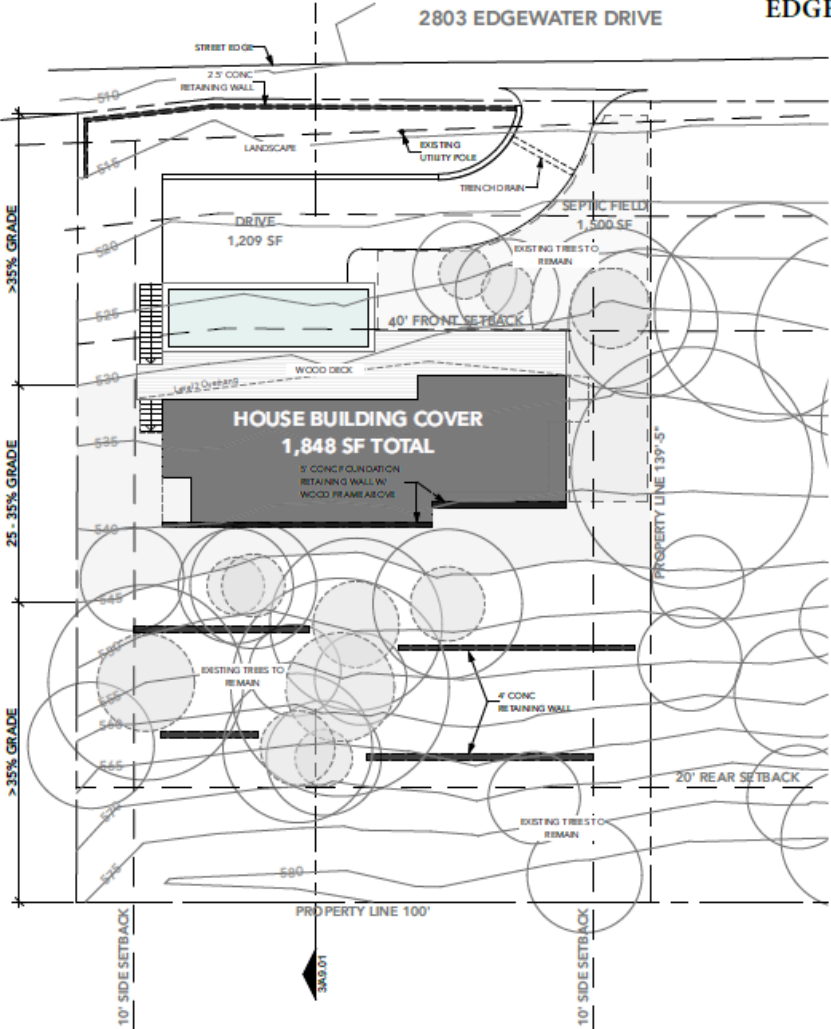
TOTAL EXISTING TREES	357*
TOTAL EXISTING TREES TO BE REMOVED	151*
TOTAL EXISTING TREES TO REMAIN	206*

PREVIOUS IMPERVIOUS COVER TABULATIONS BOA HEARING 10/14/19

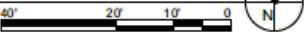
SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,892 SF	5%	66 %	196 SF	2,592 SF
OVER 35%	10,043 SF	0%	29 %	0 SF	2,877 SF
TOTAL				196 SF	5,469 SF

REVISED IMPERVIOUS COVER TABULATIONS BOA HEARING 11/07/19

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,892 SF	5%	59 %	196 SF	2,279 SF
OVER 35%	10,043 SF	0%	17 %	0 SF	1,676 SF
TOTAL				196 SF	3,811 SF



SITE PLAN @ STREET LEVEL



VARIANCE REVISION NOTES

m(odm) _ BOA Variance hearing November 7th

10/23/19

2803 EDGEWATER VARIANCE REVISION NOTES : Highlighted Points

DELIVERABLES : Included in this package and numbers accordingly

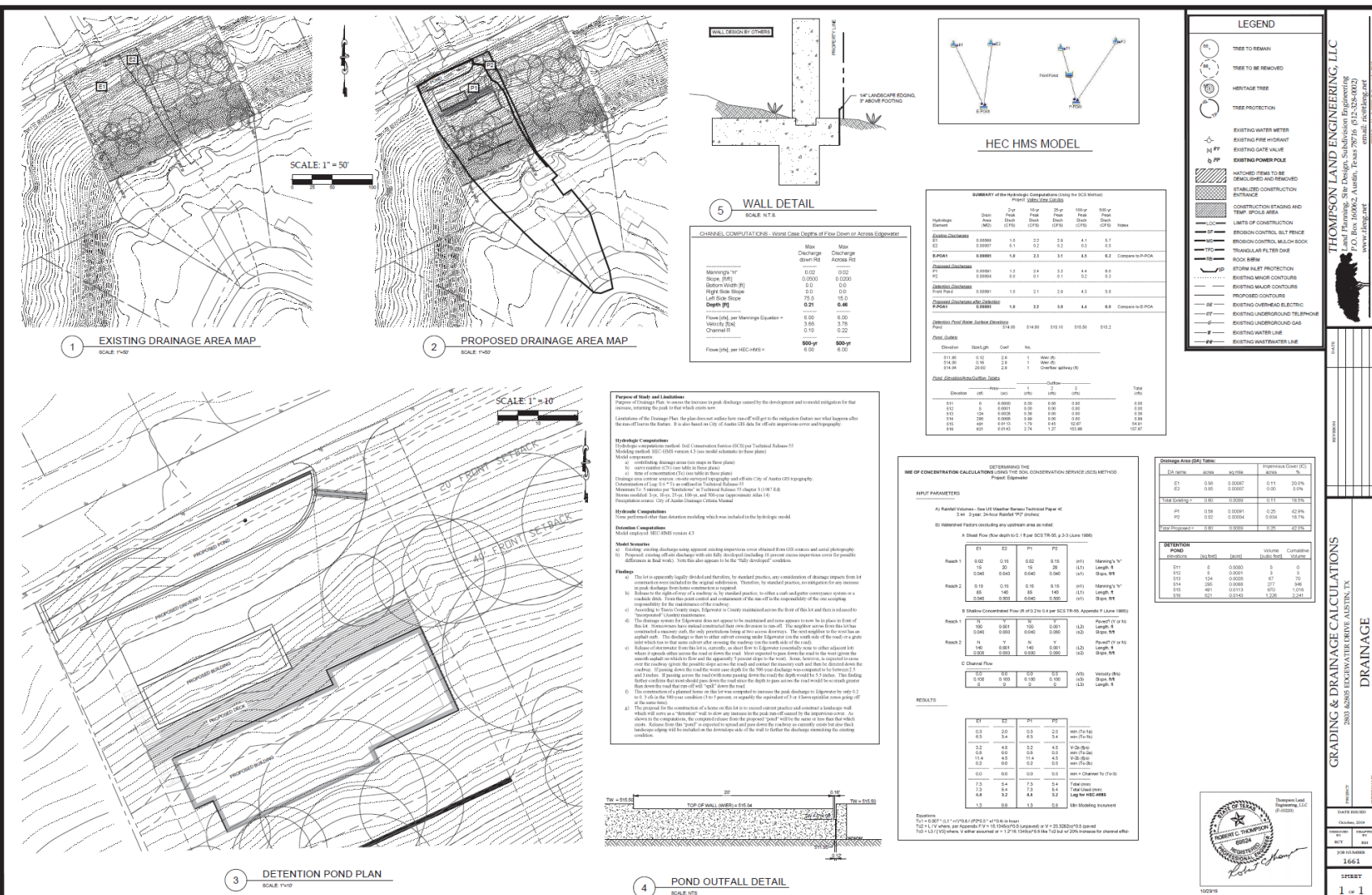
1. Revision Notes
2. Revised Architecture Plans, Section, Trees, Rendering, and Calculations
3. Structural Letter regarding Pier&Beam Foundation
4. Civil Drawings : stamped
5. Soils Report : Bedrock
6. Neighbor Letters

HIGHLIGHTED NOTES: also included in drawings

1. Please include Neighbor Letters / Meeting Feedback
2. Footprint of house has decreased from 2,233SF to 1,848 SF
3. Impervious cover at 25%-35% Zone has decreased : from 66% to 59%
4. Impervious cover Over 35% Zone has decreased : from 29% to 17%
5. Detention is not required per residential code - we are proposing detention
6. Structural Engineer has provided a letter indicating that Pier and Beam is not a viable solution for this project.
7. Soil Report is provided - Bedrock below 24 inches.
8. Pool length has been decreased. Pool elevation has also been dropped in consideration to cut and fill
9. Cut and Fill minimized and balanced per section.

10. Surveyed Trees are in drawings indicating trees to remain and trees to be removed.
11. Retaining walls are limited to 4 feet per code
12. Foundation retaining walls are allowed to rise above 4 feet per code.
13. Civil Drawings - are present indicating drainage strategy and zero impact to adjacent neighbors. Run-Off to the street is minimized to less than a water-sprinkler. Existing conditions have been improved with our drainage plan.
13. Civil - The proposal for the construction of a home on this lot is to exceed current practice and construct a landscape wall which will serve as a "detention" wall to slow any increase in the peak run-off caused by the impervious cover. As shown in the computations, the computed release from the proposed "pond" will be the same or less than that which exists. Release from this "pond" is expected to spread and pass down the roadway as currently exists but also thick landscape edging will be included on the downslope side of the wall to further the discharge mimicking the existing condition.
14. Civil - The construction of a planned home on this lot was computed to increase the peak discharge to Edgewater by only 0.2 to 0.3 cfs in the 500-year condition (3 to 5 percent, or arguably the equivalent of 3 or 4 lawn sprinkler zones going off at the same time).

DRAINAGE



DRAINAGE – ENGINEER LETTER



October 21, 2019

Mark Odom Studio
1009 West 6th Street, #50
Austin, Texas 78703

Subject: Preference for foundation type
Odom Residence at 2803 Edgewater Drive, Austin, Texas
Job Number: 19156

Dear Mr. Odom:

At your request, I reviewed the site plan to offer my preference on foundation type. The geotechnical report is not yet available, but assuming shallow bedrock and given the steep topography, I prefer a slab-on-ground foundation over a pier-and-beam for the following reasons.

- Surface drainage around the house wherever possible is better than directing the water under the house. Compared to pipes or culvert under the house, surface drainage around the house is more reliable and easier to maintain with less risk of impacting the structure.
- Backfill to achieve proper drainage is easier against a slab-on-ground grade beam. A pier-and-beam requires clearances for the crawlspace and vent openings that can create challenges for retaining the backfill on the uphill side.
- A pier-and-beam would require additional excavation to achieve the necessary clearances.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Duffy'.

Dennis Duffy, P.E.

