



I-7/AE

January 27, 2020

Travis Young  
71 Julius St  
Austin TX, 78702

Property Description: IMPS ONLY ON LOT 7-8 \*8 8FT ADJ ALLEY BLK 7 OLT 41-42&53 DIV O RILEYS SUBD

**Re: C15-2020-0010**

Dear Travis,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section of the Land Development Code; Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) (C) (1) and (2) – a variance from secondary setback area to allow construction of a home and to increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested); In order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

Austin Energy does not oppose request provided any proposed and existing improvements are following AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

<https://austinenenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

(see - Page 92 - 1.10.0 Clearance and Safety Requirements)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Eben Kellogg, Property Agent**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6050

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2020-0010

**BOA DATE:** February 5, 2020

**ADDRESS:** 71 Julius St

**COUNCIL DISTRICT:** 3

**OWNER:** Daniel & Amy Coops

**AGENT:** Travis G. Young

**ZONING:** SF-3-NP

**LEGAL DESCRIPTION:** LOT 7-8 \*& 8FT ADJ ALLEY BLK 7 OLT 41-42&53 DIV O RILEYS SUBD

**VARIANCE REQUEST:** allow construction of a single-family residence and allow 36.8% impervious cover

**SUMMARY:** erect a single-family residence with a garage/guest house

**ISSUES:** Waterfront Overlay of Festival Beach requires a secondary setback that is within 100 ft. and 150 ft. from waters edge + three large heritage trees restrict current building envelope

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	P-NP	Public
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	P-NP	Public

## **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Bike Austin  
 Del Valle Community Coalition  
 East Austin Conservancy  
 East Town Lake Citizens Neighborhood Association  
 El Concillio Mexican-American Neighborhoods  
 Friends of Austin Neighborhoods  
 Greater East Austin Neighborhood Association  
 Guadalupe Neighborhood Development Corporation  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 Preservation Austin  
 SELTexas  
 Sierra Club, Austin Regional Group  
 Tejano Town



I-7/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2020-0010

LOCATION: 71 JULIUS STREET



1" = 333'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

## Board of Adjustment General/Parking Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 71 Julius Street

Subdivision Legal Description:

Lots 7 and 8, block 7, outlot 41, Division O, Riley's subdivision of block No. 7 of outlot 53 -  
division "O", as recorded in volume 3, page 140

Lot(s): 7 and 8 Block(s): 7

Outlot: 41 Division: O

Zoning District: SF-3-NP

I/We Travis G. Young on behalf of myself/ourselves as  
authorized agent for Dan Coops and Amy J. Ruhl-Coops affirm that on  
Month January, Day 13, Year 2020, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: A single-family residence with garage/guest house.



Portion of the City of Austin Land Development Code applicant is seeking a variance from:

<u>LDC section 25-2-721, Section C, Part 1&amp;2</u>	Required impervious cover in setback is 30%
	Requested impervious cover in setback is 36.8%

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The Waterfront Overlay of Festival Beach, requires a secondary setback that is within 100' and 150' from the waters edge wherein no vertical structures can be built, and impervious cover must not exceed 30%. Three large heritage trees restrict the current building envelope to the area of the previously existing home, which was located within the secondary setback. We would like to build a single family home with detached garage/guest house that meets all criteria of the underlying SF-3 zoning, but protection of trees and conformance with secondary setback will not allow that reasonable use.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Very few residential properties are affected by the secondary setback, and these two lots are the only lots affected on this existing block of homes. The addition of three heritage trees furthers this unique condition.

b) The hardship is not general to the area in which the property is located because:

Very few residential lots are affected by the waterfront overlay setbacks.

**Area Character**

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

1. The location for the proposed house is within the same location of the previous existing house that had existed since 1972.
2. The proposed new house is 2 story, and conforms with all SF-3 Regulations including all regulations imposed by Subchapter F of section 25-2 of the City of Austin LDC.
3. The purpose of the WO was provide for ample natural vegetation at waters edge encourage residential uses, and allow public access to the water. This project is an appropriate example.

**Parking** (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 01/13/2020

Applicant Name (typed or printed): Travis G. Young

Applicant Mailing Address: 1415 Justin Lane

City: Austin State: TX Zip: 78757

Phone (will be public information): (512) 452-7961

Email (optional – will be public information): [Redacted]

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] [Redacted] SCorp 1/13/2020

Owner Name (typed or printed): Amy S. Rull-Garcia & Daniel S. Corps

Owner Mailing Address: 3001 Esperanza Crossing #4064

City: Austin State: TX Zip: 78758

Phone (will be public information): ~~512-453-2039~~ 512-653-2039

Email (optional – will be public information): [Redacted]

### Section 5: Agent Information

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Attached to this application are the City of Austin GIS, showing the waterfront overlay and it's  
specificity to this site. Also attached are photos of the heritage trees in question, as well as the  
existing natural area that will not be disturbed by this development. Included is an existing  
condition site plan showing previously existing houses, as well as the setback created by a license



**Additional Space (continued)**

surveyor. Also included is a proposed site plan to scale, showing waters edge. Proposed elevations showing conformance with All subchapter F requirements. The project can also conform with the Festival Beach Water Front Overlay restriction of 40% impervious cover for all lots within the overlay, but outside of the setbacks.

**SAVE**

**23-3C-10140 Waterfront Overlay****(A) Purpose.**

- (1) The purpose of the Waterfront Overlay (WO) is to promote the harmonious interaction and transition between urban development and the park land and shoreline of Lady Bird Lake and the Colorado River. A reference to Town Lake equates to Lady Bird Lake.
- (2) The director and City board's decisions regarding implementation of this section shall be guided at all stages by the goals and policies of the Town Lake Corridor Study, including, but not limited to, the following:
  - (a) Ensure that zoning decisions in the Colorado River Corridor achieve the highest degree of land use compatibility by:
    - (i) Eliminating industrial uses from the confluence of Longhorn Dam;
    - (ii) Phasing out resource extraction; and
    - (iii) Providing the public visual and physical access to the Colorado River.
  - (b) Protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through:
    - (i) Appropriate mitigation for new development affecting identified landforms; and
    - (ii) Maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistricts or for necessary stabilization.
  - (c) Recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed-uses as defined by the subdistrict goals of the Town Lake Corridor Study.

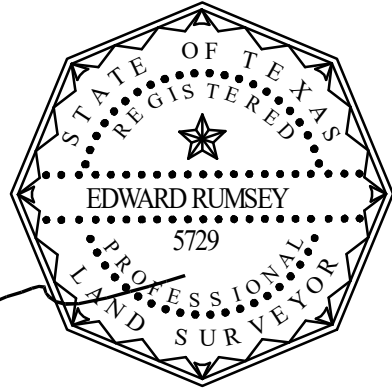
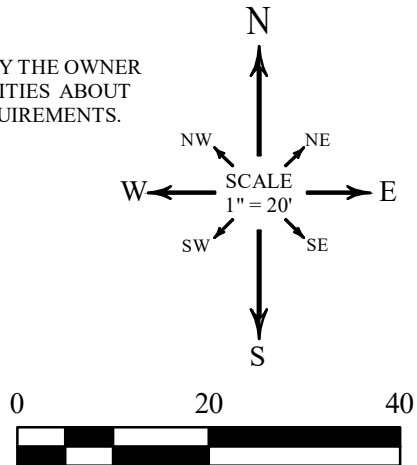
**(B) Applicability.**

- (1) This section applies to property in the WO, as defined in Section 23-3C-10150 (Overlay Boundaries Described).
- (2) The requirements of this section do not apply to:
  - (a) A single-family, duplex, or accessory dwelling unit use;
  - (b) A community event use; or

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS  
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83  
HARN HORIZONTAL CONTROL

RESTRICTIONS
SUBJECT TO CITY OF AUSTIN EASEMENT RESERVATION IN DOCUMENT NUMBER 2010034086.
LEGAL DESCRIPTION
LOTS 7 AND 8, BLOCK 7, OUTLOT 41, DIVISION O, RILEY'S SUBDIVISION OF BLOCK NO. 7 OF OUTLOT 53 - DIVISION "O", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 140, PLAT RECORDS, TRAVIS COUNTY, TEXAS; TOGETHER WITH EIGHT (8) FEET OF THE ADJACENT VACATED ALLEY AS SET FORTH IN THE CITY COUNCIL MINUTES RECORDED IN DOCUMENT NUMBER 2010034086, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

\*\*\*NOTICE\*\*\*  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER  
SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT  
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



*[Handwritten signature]*

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:  
**TRINITY TITLE OF TEXAS LLC**

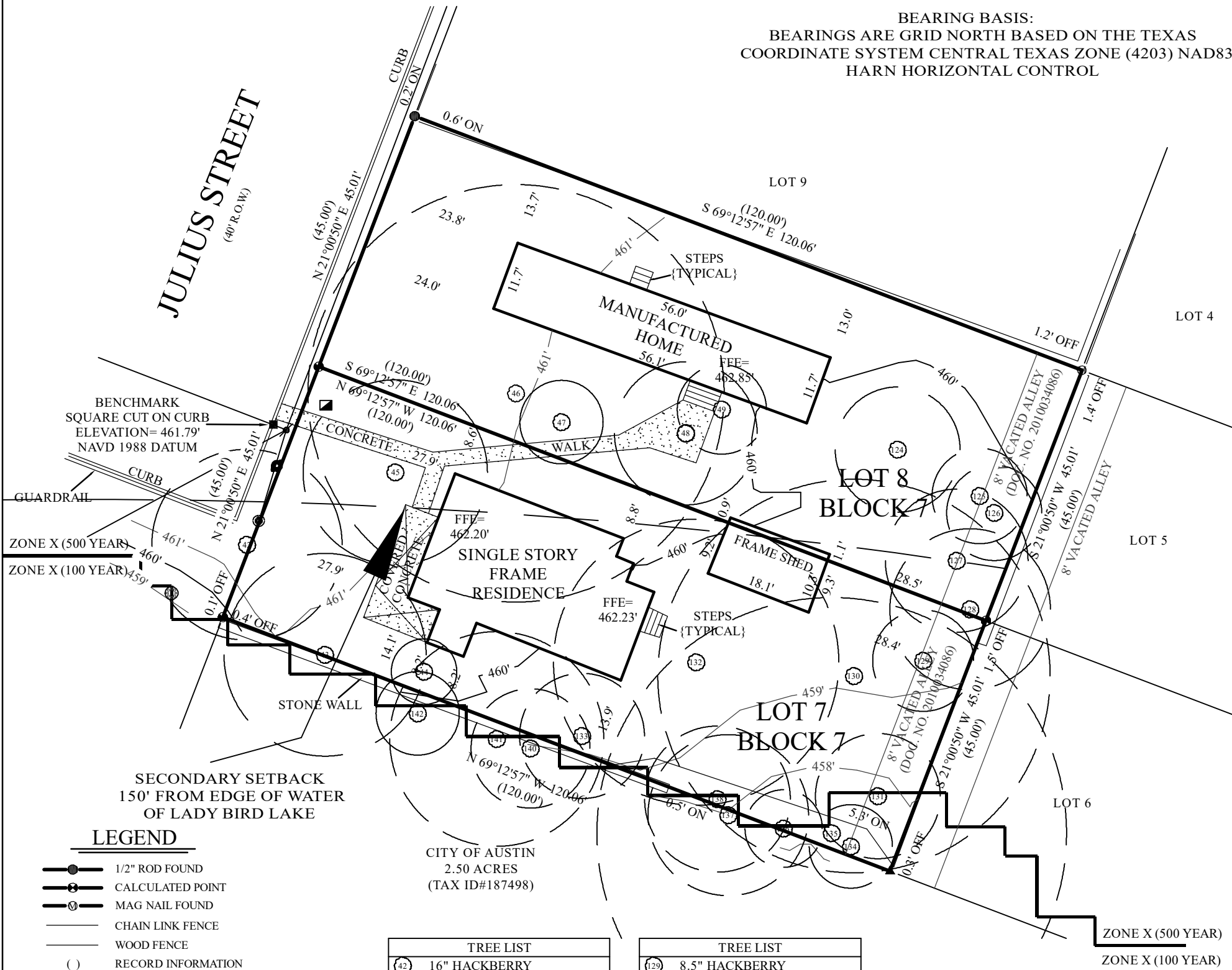
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY CONFORMS TO A CATEGORY 1A, CONDITION II TYPE SURVEY AS SPECIFIED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE.

ADDRESS				
AMY RUHL-COOPS AND DANIEL S. COOPS 71 JULIUS STREET AUSTIN, TRAVIS COUNTY, TEXAS				
SURVEY DATE:	JULY 2, 2018	FIELDLED BY:	MARIO RODRIGUEZ	11/05/2018
TITLE CO.:	TRINITY TITLE	CALC. BY:	CHRIS ZOTTER	11/06/2018
G.F. NO.:	37801	DRAWN BY:	SEAN SUTTON	11/06/2018
JOB NO.:	A1013618	RPLS CHECK:	EDWARD RUMSEY	07/02/2018



**ALLSTAR**  
Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0465J PANEL: 0465J DATED: JANUARY 6, 2016
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

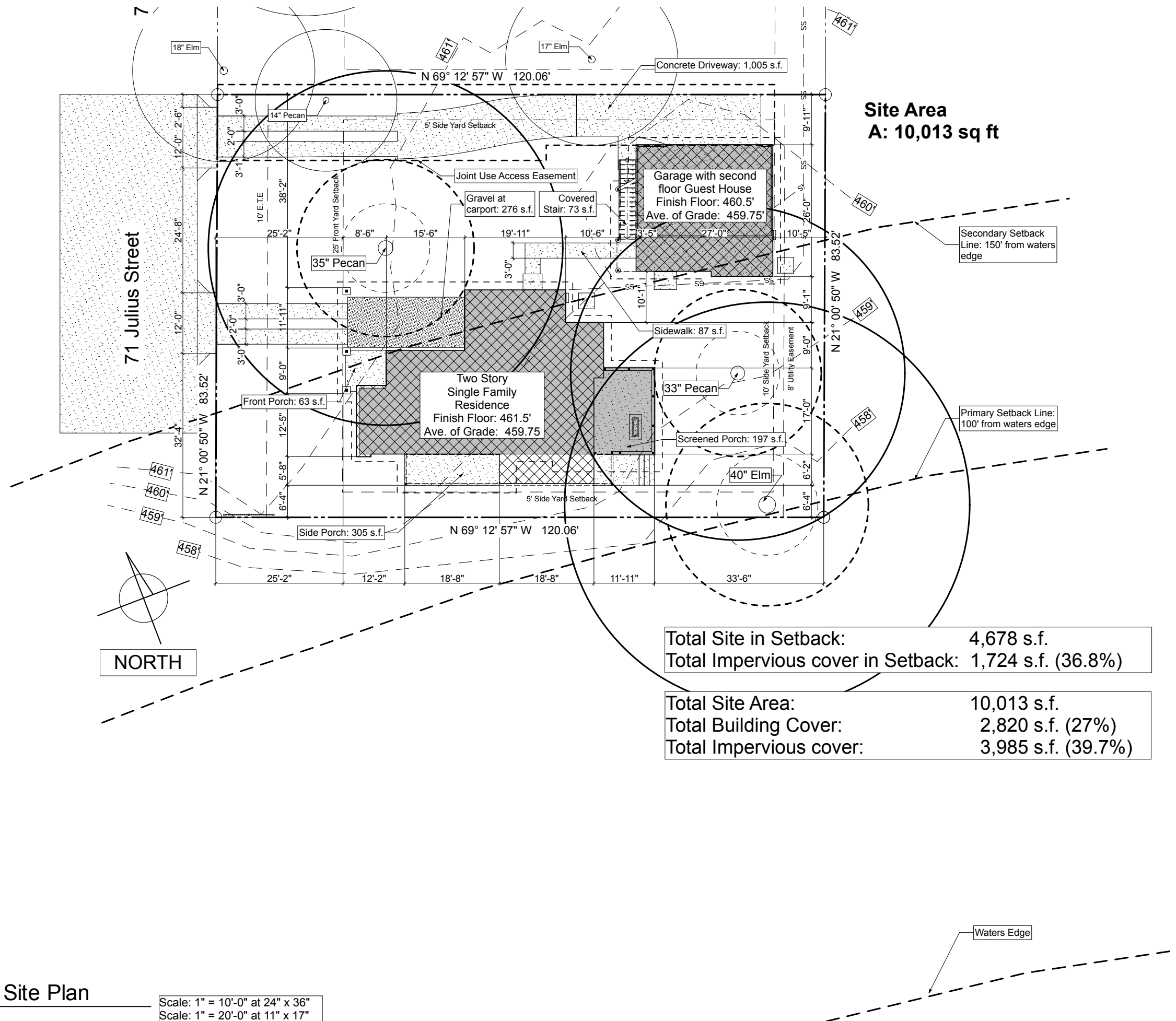


LEGEND	
	1/2" ROD FOUND
	CALCULATED POINT
	MAG NAIL FOUND
	CHAIN LINK FENCE
	WOOD FENCE
	RECORD INFORMATION
	WATER METER
	UTILITY POLE
	OVERHEAD UTILITY LINE(S)
	DOWN GUY
	MANHOLE
	GAS METER
	OUTSIDE OF SUBJECT BOUNDARY
	TREE
	MULTI-STEM TREE
	HERITAGE TREE OVER 24"
	INSIDE OF SUBJECT BOUNDARY
	FINISHED FLOOR ELEVATION
	SQUARE CUT ON TOP OF CURB FOR BENCHMARK

TREE LIST	
42	16" HACKBERRY
43	17" HACKBERRY
44	5.5" PECAN
45	15.5" TREE
46	35" PECAN (H)
47	7" CEDAR ELM
48	12" PECAN
49	7.5" PECAN
124	10.5" HACKBERRY
125	8" HACKBERRY
126	8" HACKBERRY
127	12" HACKBERRY
128	13.5" AMBER ELM

TREE LIST	
129	8.5" HACKBERRY
130	33" PECAN (H)
131	10.5" HACKBERRY
132	24" UNKNOWN
133	10.5" PECAN
134	7" HACKBERRY
135	39.5" CEDAR ELM (H)
136	6.5" HACKBERRY
137	13.5" HACKBERRY (M)
138	12.25" HACKBERRY (M)
140	10" HACKBERRY
141	18" HACKBERRY (M)
142	7" HACKBERRY

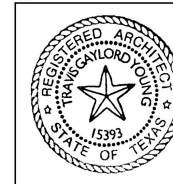




Studio Momentum

1415 Justin Lane  
Austin, Texas, 78757  
512-452-7961

Seal:



Signature:

*[Signature]*

Issue:

1/13/19  
For Board of  
Adjustment Review

Project:

**Ruhl-  
Coops  
Residence**

71 Julius St.  
Austin, Texas,  
78702

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Revisions:

Sheet Title:

**Variance Request  
Site Plan**

Sheet Number:

**A1.1**



# Studio Momentum

Issue:

Project: \_\_\_\_\_

**71 Julius St.  
Austin, Texas,  
78702**

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APPROVAL, PERMITTING, OR CONSTRUCTION UNLESS  
DATED AND NOTED WITH ARCHITECT'S SEAL AND  
SIGNATURE

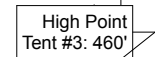
Revisions:

Sheet Title:

Sheet Number:

[illegible]

1/4" = 1'-0"
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**2** 1/4" = 1'-0"

Scale: 1/4" = 1'-0" at 24" x 36"  
Scale: 1/8" = 1'-0" at 11" x 17"

# Studio Momentum

Issue:

Project:

**71 Julius St.  
Austin, Texas  
78702**

Revisions:

Sheet Title:

Sheet Number: \_\_\_\_\_

The image contains two architectural elevation drawings, labeled 3 and 4, for a building. Drawing 3 is the East Elevation, and Drawing 4 is the South Elevation. Both drawings show a two-story building with a gabled roof, multiple windows, and a porch. The drawings include detailed annotations for materials, structural elements, and dimensions.

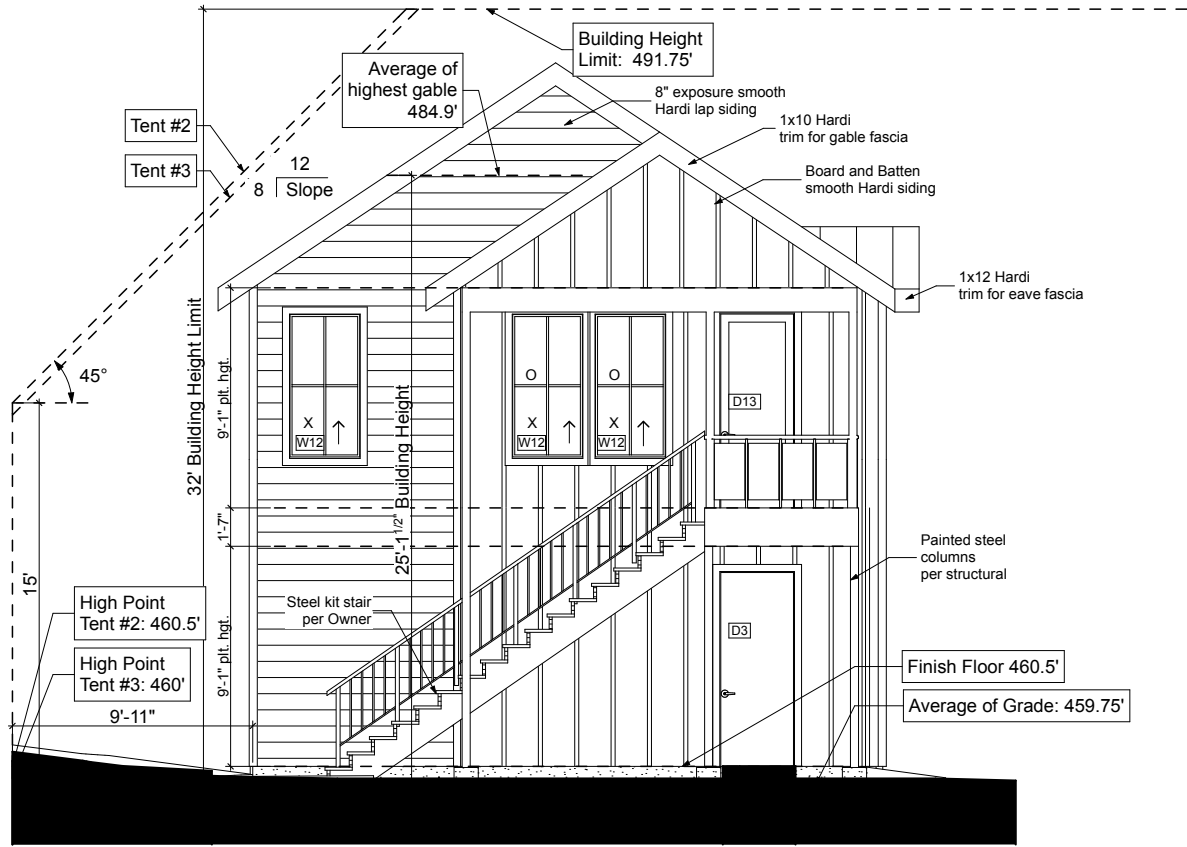
**3 East Elevation**  
 1/4" = 1'-0"

Key features and dimensions for the East Elevation include:  
 - Gable encroachment on Tent per Subchptr. F. 2.6.E.3.b.i.  
 - Top of beam at gable is 9'-3" a.f.f.  
 - Tent #1 clears plate by 2.5"  
 - painted steel columns and framing at porch balcony  
 - steel knee brace  
 - Cable Railing per Owner Max. 4" opening  
 - Beam per structural  
 - Steel column  
 - screened porch, steel columns  
 - painted steel columns per structural  
 - 1x10 Hardi trim for gable fascia  
 - Board and batten smooth Hardi panel  
 - 4" exposure smooth Hardi lap siding  
 - 1x12 Hardi trim for eave fascia  
 - Board and Batten smooth Hardi Panel  
 - 1x10 Fascia  
 - Painted steel columns per structural  
 - Tankless w/h  
 - Finish Floor 461.5'  
 - Average of Grade: 459.75'  
 - Building Height Limit: 491.75'  
 - Tent #1  
 - 45°  
 - 28'-6" Building Height  
 - 15'  
 - High Point Tent #1: 461.25'  
 - 6'-4 1/2"

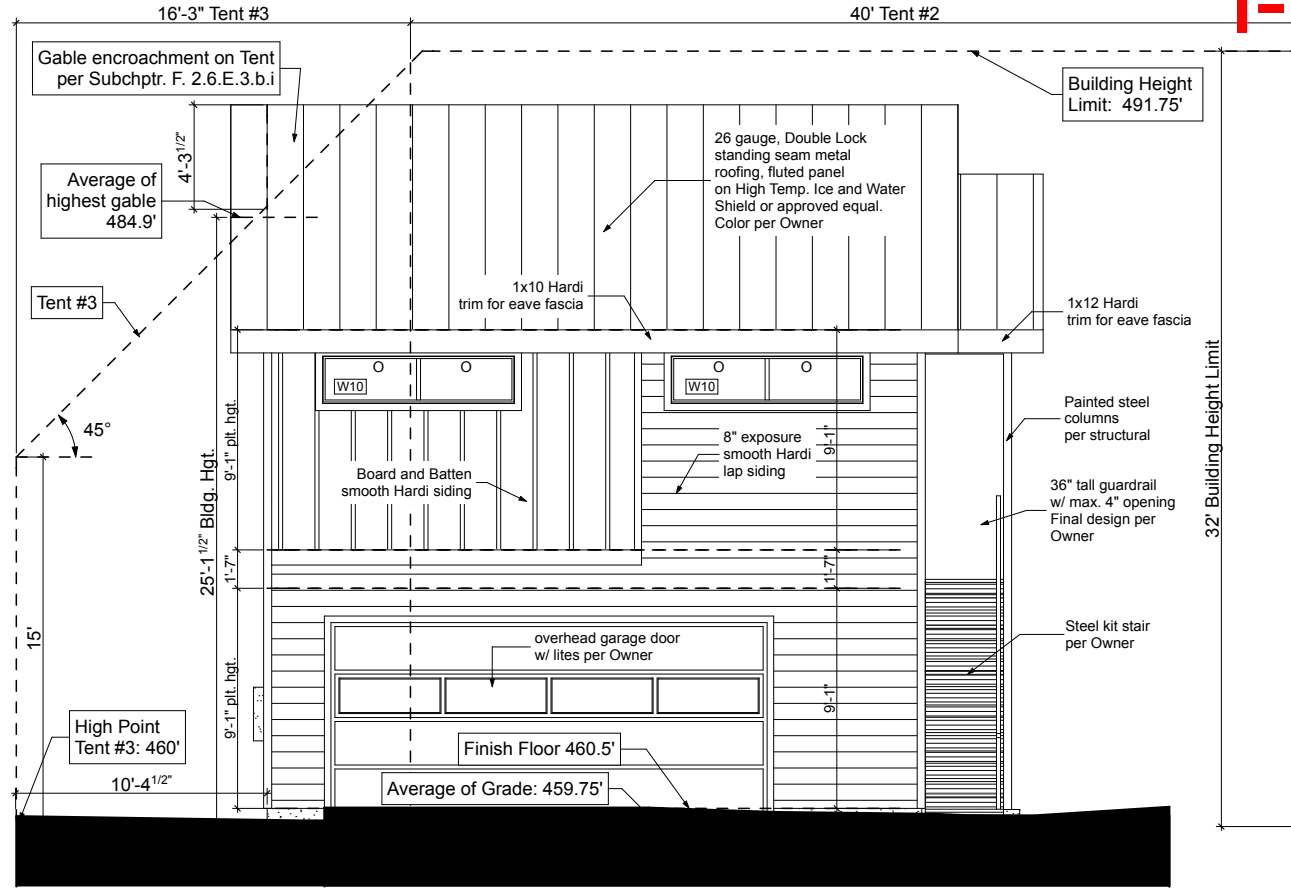
**4 South Elevation**  
 1/4" = 1'-0"

Key features and dimensions for the South Elevation include:  
 - 40' Tent #1  
 - 40' Tent #2  
 - 16'-1" Tent #3  
 - Building Height Limit: 491.75'  
 - 17'-7" Gable encroachment on Tent #1, per Subchptr. F. 2.6.E.3.b.i.  
 - 17'-7" Gable  
 - 1x10 Hardi Trim Fascia at gable  
 - 12 Slope 8  
 - Average of highest gable 488.25'  
 - 26 gauge, Double Lock standing seam metal roofing, fluted panel on High Temp. Ice and Water Shield or approved equal. Color per Owner  
 - 1x12 Hardi Trim Fascia at eave  
 - Tube steel knee bracing to support extended roof eave  
 - Board and batten smooth Hardi siding  
 - Screened porch  
 - Base wall Board and batten smooth Hardi siding  
 - Painted steel column per structural  
 - Cut stone cap  
 - Stone Veneer column base  
 - Steel king post  
 - 36" tall Cable Railing per Owner Max. 4" opening  
 - Finish Floor 461.5'  
 - Average of Grade: 459.75'  
 - 28'-6" Building Height  
 - 15'  
 - High Point Tent #3: 460'  
 - 45°  
 - Building Line  
 - 8'-1"

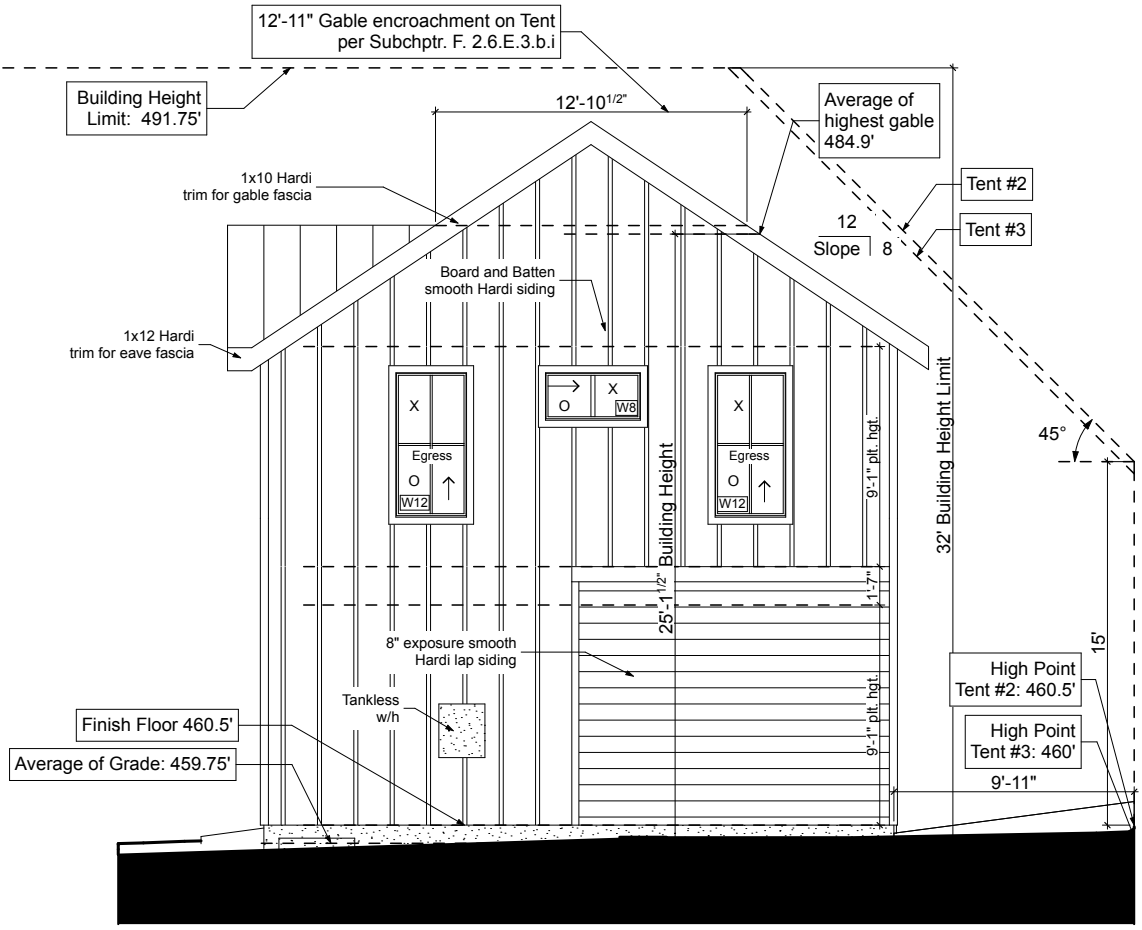
Scale: 1/4" = 1'-0" at 24" x 36"  
Scale: 1/8" = 1'-0" at 11" x 17"



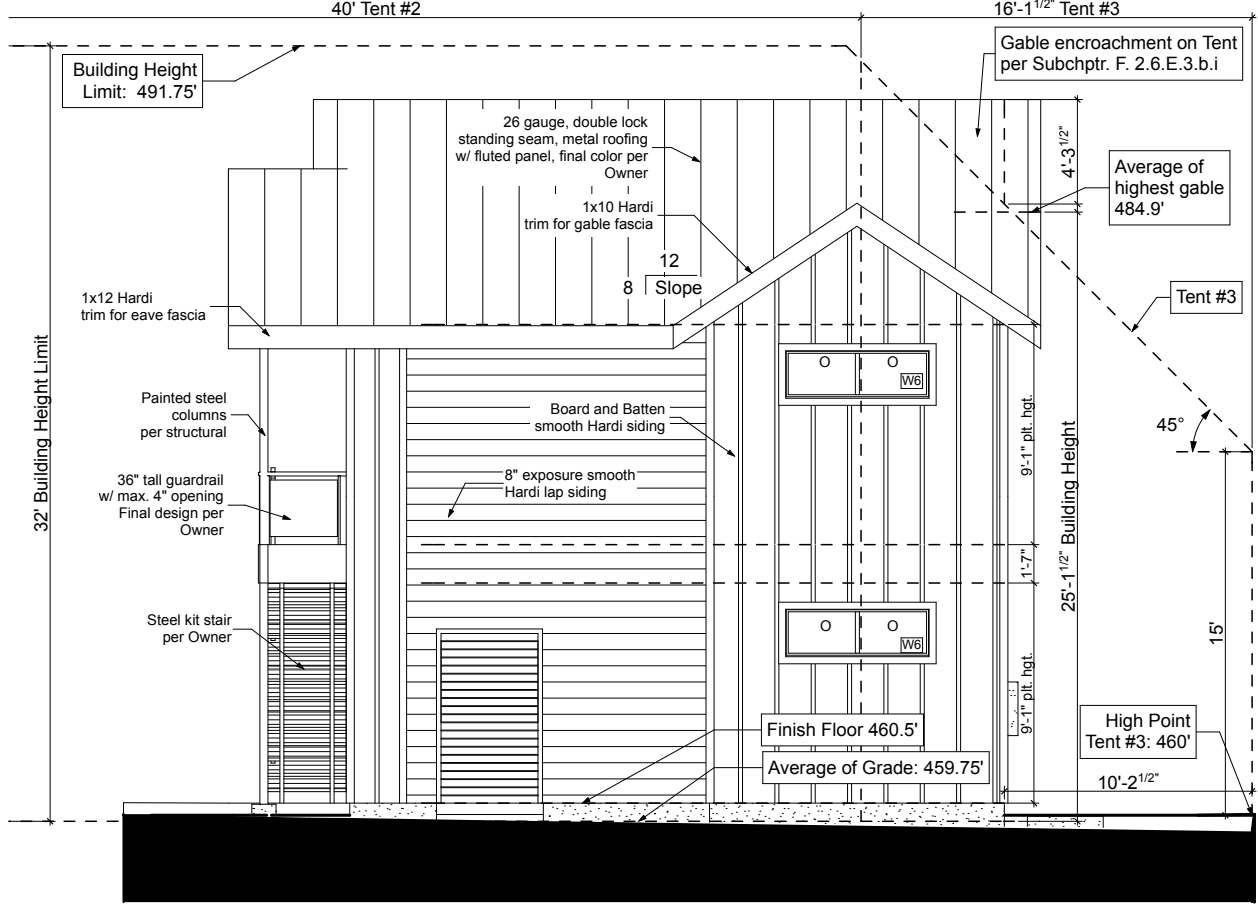
5 Guest West  
1/4" = 1'-0"



6 Guest North  
1/4" = 1'-0"



7 Guest East  
1/4" = 1'-0"



8 Guest South  
1/4" = 1'-0"



Seal:



Signature:

*Justin D. Jones*

Issue:

1/13/19  
For Board of  
Adjustment Review

Project:

**Ruhl-  
Coops  
Residence**

**71 Julius St.  
Austin, Texas,  
78702**

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Revisions:

Sheet Title:

**Three Dimensional  
Views**

Sheet Number:

**A6.2**



**1** Street West View

1:142.86



**2** South Side View

1:142.86



**3** East Side View

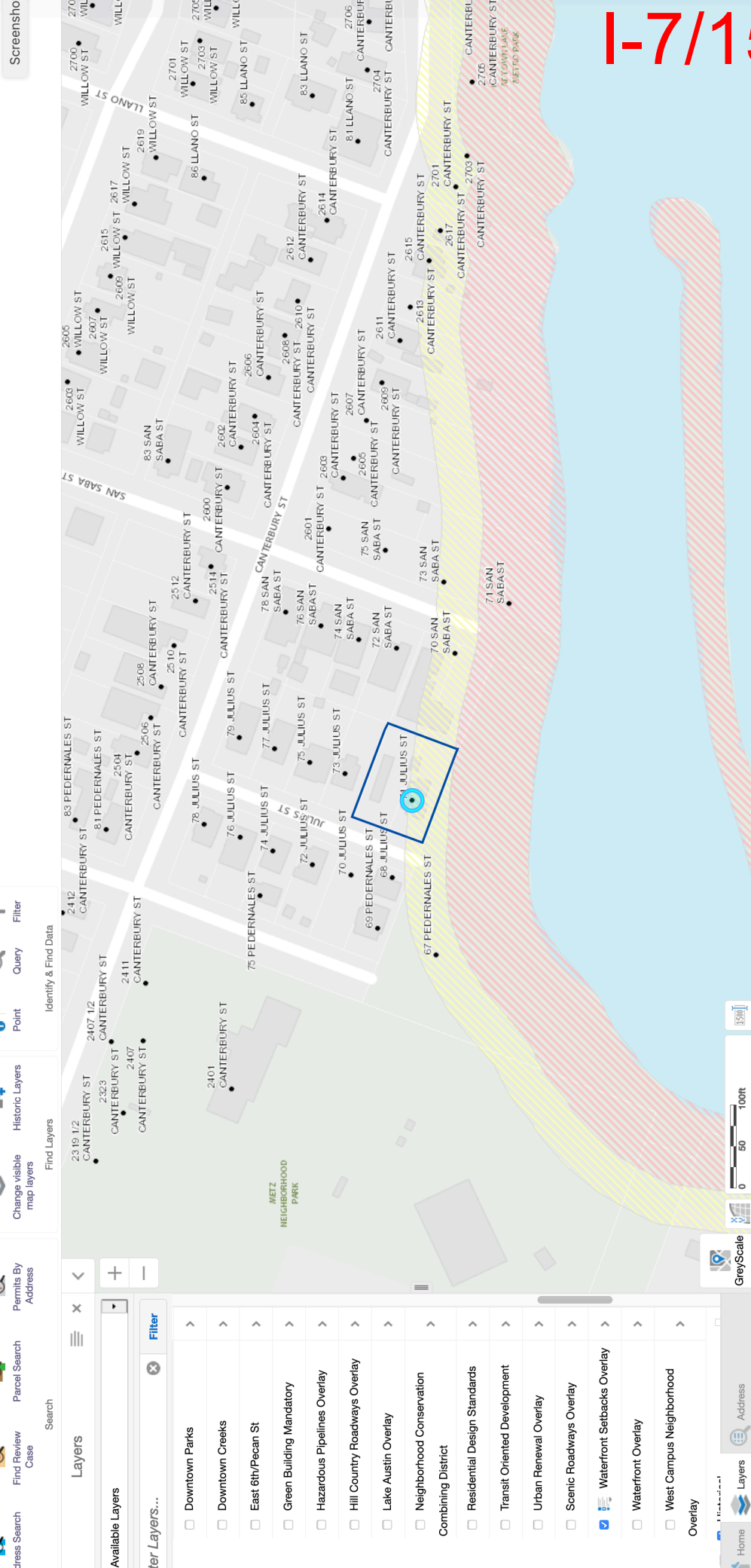
1:142.86



**4** Northwest View

1:142.86





I-7/15



Address Search



Find Review Case



Parcel Search



Permits By Address



Change visible map layers



Historic Layers



Point



Query



Filter

Search

Identify & Find Data

Layers

All Available Layers

Filter Layers...

Filter

- ☐ Downtown Parks
- ☐ Downtown Creeks
- ☐ East 6th/Pecan St
- ☐ Green Building Mandatory
- ☐ Hazardous Pipelines Overlay
- ☐ Hill Country Roadways Overlay
- ☐ Lake Austin Overlay
- ☐ Neighborhood Conservation Combining District
- ☐ Residential Design Standards
- ☐ Transit Oriented Development
- ☐ Urban Renewal Overlay
- ☐ Scenic Roadways Overlay
- ☒ Waterfront Setbacks Overlay
- ☐ Waterfront Overlay
- ☐ West Campus Neighborhood Overlay



Home



Layers



Address



0 15 30ft



Screenshot

Tool Labels

I-7/16



1-7/17



View of House site looking East from Julius



I-7/18

View of 35" Pecan





I-7/19



View of site from across Julius



1-7/20

View East along South Property Line





1-7/21

View of Other Heritage Trees on the Site





1-7/22



View of Large Existing House at 70 San Saba, East of property



I-7/23



View South From Property



1-7/24

Natural Vegetation south of property





I-7/25



Land South of the property between water edge and property line



I-7/26



View South from end of Julius Street



1-7/27



View West from Property