

LAKE AUSTIN OVERLAY ZONING (LA) IMPERVIOUS COVER VARIANCE REQUEST Part 1

Address: 4708 Colorado Crossing, Austin 78731

Case Number: C15-2020-0043

Applicant: Katherine Loayza



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- Variance from the Lake Austin Overlay zoning slope impervious cover restrictions, Section 25-2-551(c) to allow an additional **80.6 square feet** of impervious cover for the construction of a 348 sq. foot swimming pool.
- Other impervious cover included in the variance request (144 square feet) for an existing play scape (51 sq. ft.) and play house (93 sq. ft.) which do not require a building permit.
- Lot size is 11,643 sq. ft. or 26% of one acre, the minimum lot size in the LA zoning overlay district – the LA overlay was adopted in 1984, after the property was platted in 1982
- 74% of the lot is on slopes 15% - >35% – the LA zoning only allows a total of 413 square feet of impervious cover on this area of the property and 1,074 square feet on 0-15% slopes
- The existing house was built subject to SF-2 zoning impervious cover standards, not LA zoning. The BOA granted an increase in impervious cover in 2015 to allow improvements to the rear deck area.

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Summary of variance request: Increase the allowed LA zoning slope impervious cover by:

- **37.3 square feet** in the 0-15% slope category – **play scape** – existing impervious cover 56.1%/proposed 57.3%
- **31.6 square feet** in the 15%-25% slope category – **some of the play scape** – existing impervious cover 73.4%/proposed 74.4%
- **27.5 square feet** in the 25%-35% slope category – pool coping and some of the play house – existing impervious cover 17.1%/proposed 18.6%
- **127.5 square feet** in the >35% slope category – pool coping and some of the play house – existing impervious cover 9.4%/proposed 13%
- Total Increase in impervious cover **225 square feet** (rounded up) – 40.2% - 42.2% of the total lot

ZONING MAP OF THE NEIGHBORHOOD

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AERIAL VIEW

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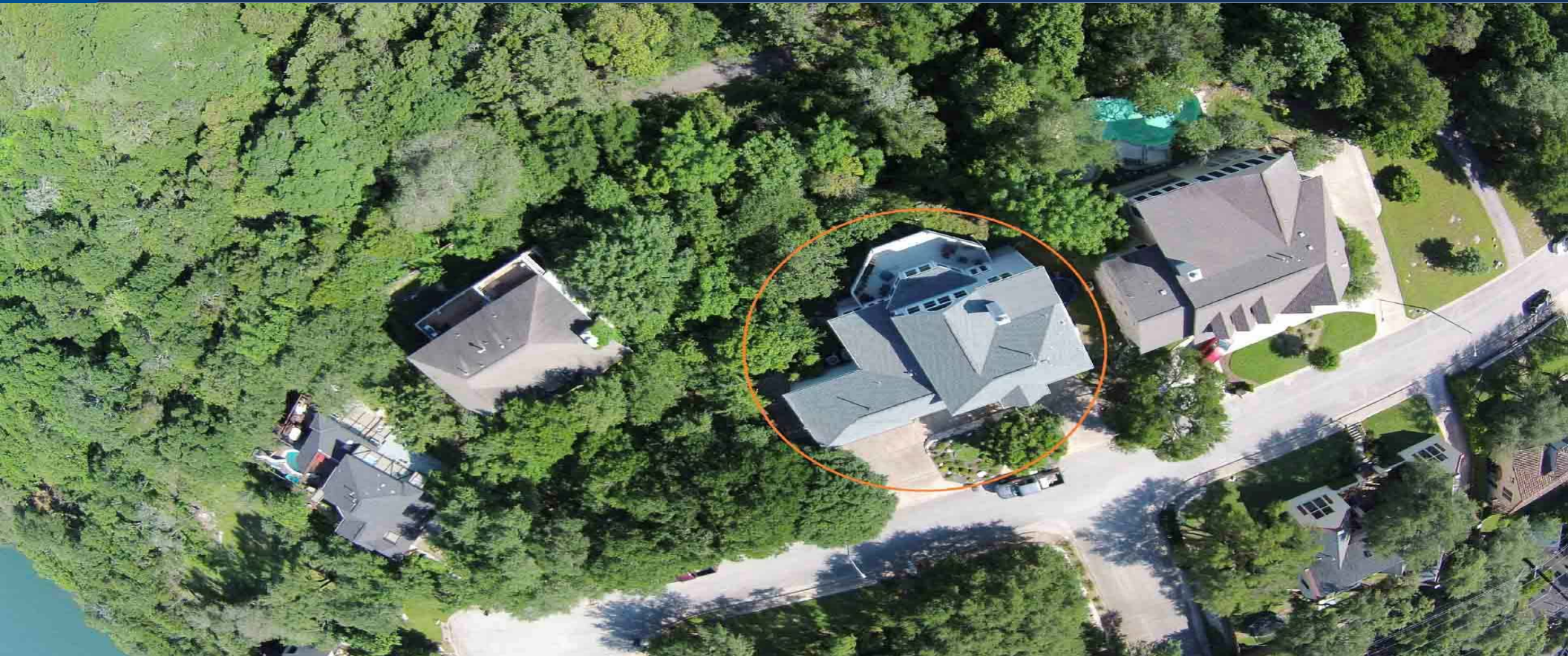
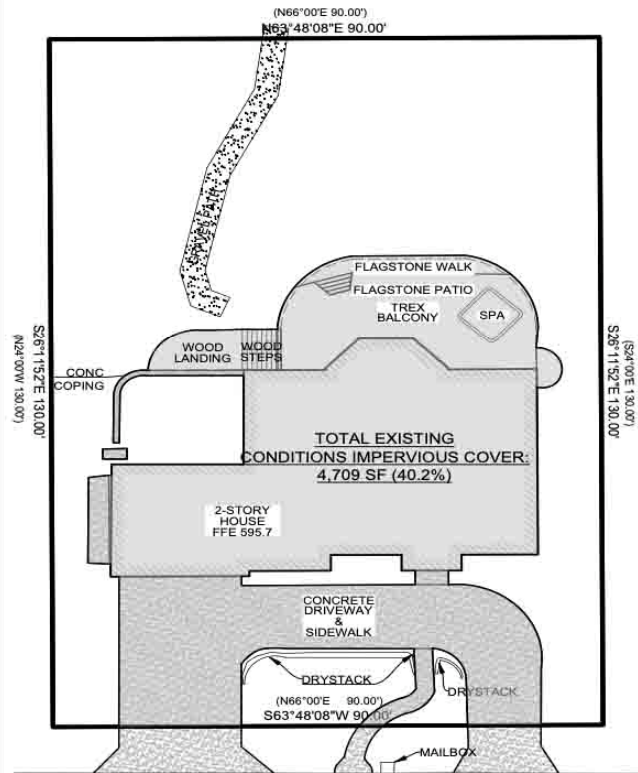


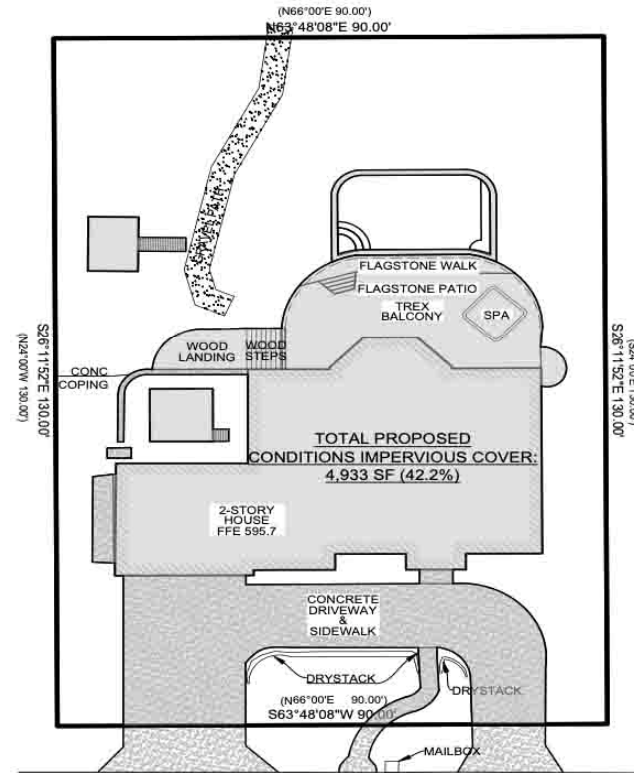
EXHIBIT DETAILING TOTAL EXISTING & PROPOSED IMPERVIOUS COVER

ADDRESS: 4708 COLORADO CROSSING, AUSTIN, TX 78731



EXISTING CONDITIONS

P:\s16-011 4708 COLORADO X-ING



PROPOSED CONDITIONS



- PROPERTY BOUNDARY
- - - MINOR CONTOUR
- - - MAJOR CONTOUR
- ▨ GRAVEL
- ▨ CONCRETE
- ▨ IMPERVIOUS COVER

NOTE: THE COPING OF THE PROPOSED SWIMMING POOL IS INCLUDED AS IMPERVIOUS COVER.

THE MOORE GROUP

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