

D-10/1-PRESENTATION

5607 Highland Crest Drive

C15-2021-0074

Hearing Date July 12, 2021

The applicant is requesting variance(s) from the Land Development Code, Section 25-2-773 (Duplex Residential Use) (B) (5) (b) from two stories (maximum allowed) to three stories (requested) in order to erect a Duplex Residential use in an “SF-3”, Single-Family Residence zoning district.

1. Section 25-2-773 specifically restricts duplexes to 30 feet; OR two stories. The interpretation is not applied to each unit of the two unit duplex, but rather it is applied to the total structure height. This variance is requesting a total structure height of three stories and none of the units will be more than two stories on their own. The building tent will be fully respected.

2. The hardship for this site is the cross slope which naturally splits the foundation into two elevations roughly 12' apart, vertically. With the first floor of each unit starting 12' apart a natural side by side duplex will become three stories.

2. The previous duplex structure was approximately the same scale, but that structure burned down in 2019. We would like to rebuild in the same approximate scale and space as the previous structure.

3. Given the need for housing units in Austin TX, the best use for this site is to build two units again, as it was before the fire.

4. The neighbor to the west is also a duplex and zoned SF-3. The two story portion of our structure will be directly adjacent to our residential neighbor. The three story portion will be adjacent to our office building neighbor zoned both GR and CS. Refer to following exhibits to scale comparison.

D-10/2-PRESENTATION

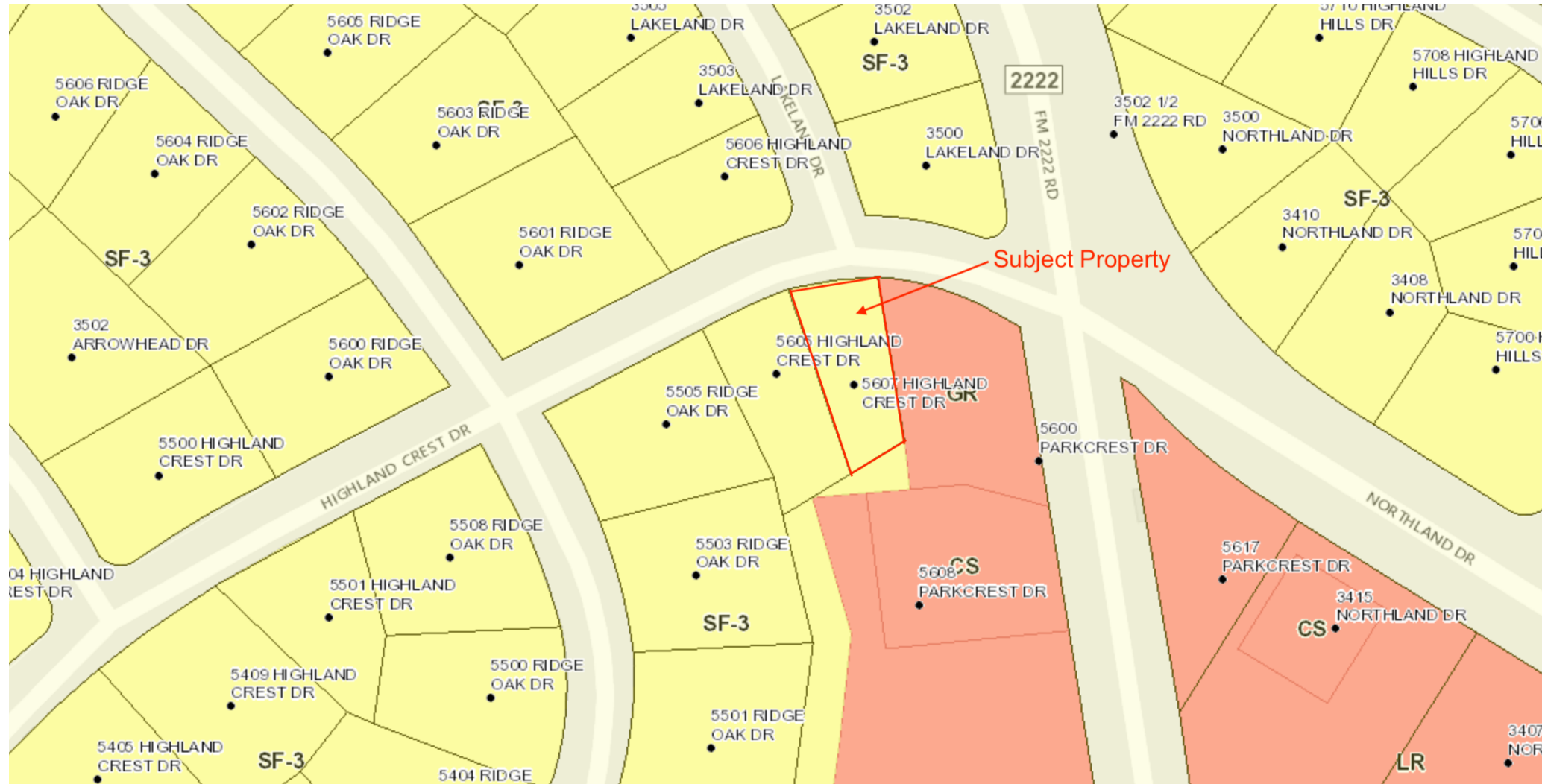


Exhibit 4

C15-2021-0074 - 5607 Highland Crest - Sean O'Brien

D-10/3-PRESENTATION



Exhibit 3

C15-2021-0074 - 5607 Highland Crest Dr - Sean O'Brien

D-10/4-PRESENTATION

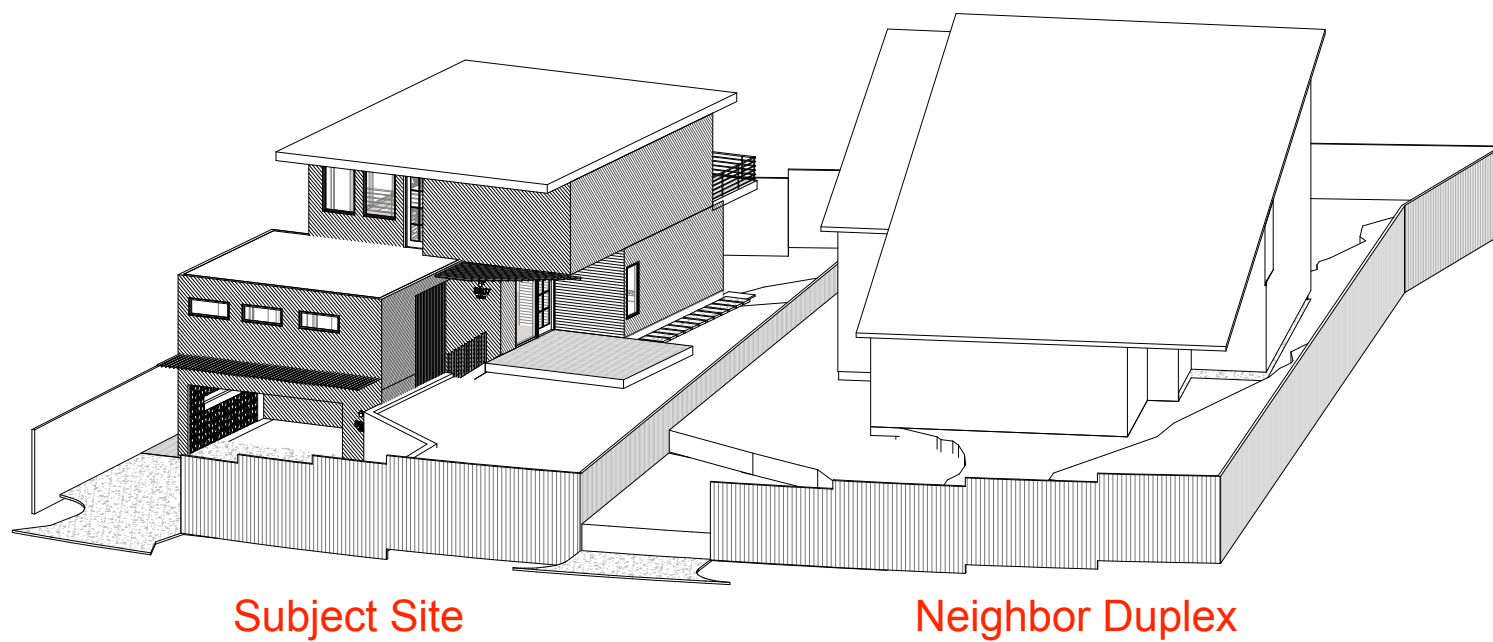
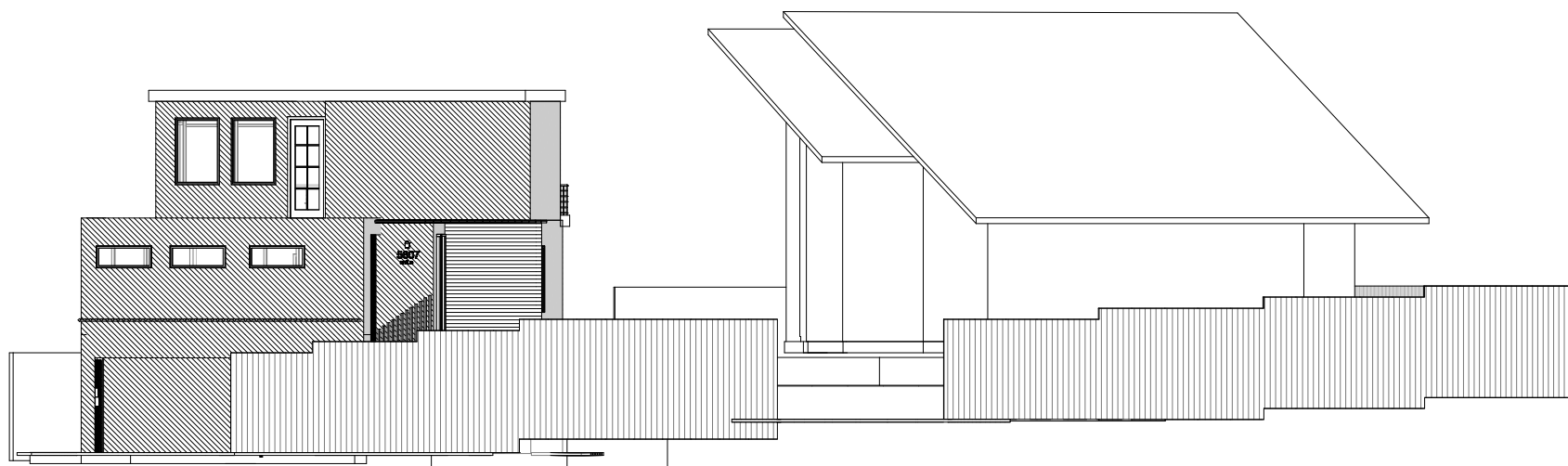


Exhibit 1
C15-2021-0074 - 5607 Highland Crest Dr - Sean O'Brien

D-10/5-PRESENTATION



Subject Site

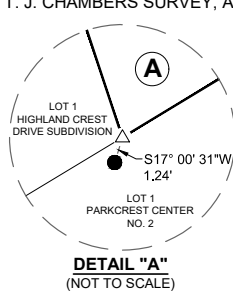
Neighbor Duplex

Exhibit 2
C15-2021-0074 - 5607 Highland Crest Dr - Sean O'Brien

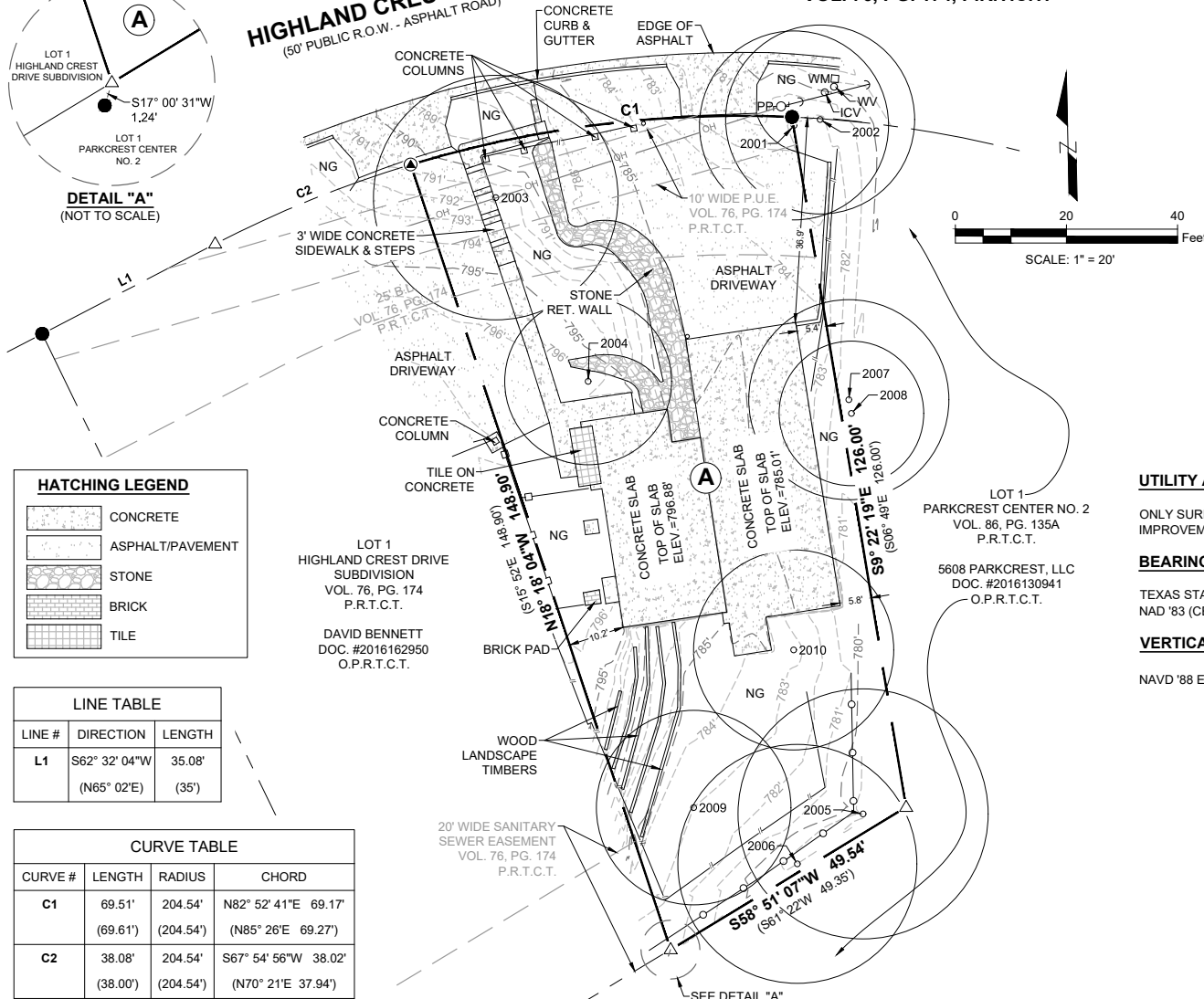
D-10/6-PRESENTATION

TRAVIS COUNTY, TEXAS
T. J. CHAMBERS SURVEY, A-7

PARTIAL BOUNDARY, TOPOGRAPHIC & TREE SURVEY LOT 2, HIGHLAND CREST DRIVE SUBDIVISION, RECORDED IN VOL. 76, PG. 174, P.R.T.C.T.



HIGHLAND CREST DRIVE
(50' PUBLIC R.O.W. - ASPHALT ROAD)



HATCHING LEGEND

	CONCRETE
	ASPHALT/PAVEMENT
	STONE
	BRICK
	TILE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S62° 32' 04\"W (N65° 02'E)	35.08' (35')

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD
C1	69.51' (69.61')	204.54' (204.54')	N82° 52' 41\"E 69.17' (N85° 26'E 69.27')
C2	38.08' (38.00')	204.54' (204.54')	S67° 54' 56\"W 38.02' (N70° 21'E 37.94')

(A)
LOT 2
HIGHLAND CREST DRIVE
SUBDIVISION
VOL. 76, PG. 174
P.R.T.C.T.

LAURIS ZELUFF FAMILY TRUST
DOC. #2007165450
O.P.R.T.C.T.

TREE TABLE:

2001 17\" LIVE OAK
2002 17\" LIVE OAK
2003 22\" LIVE OAK
2004 15\" LIVE OAK
2005 14\", 8\", 6\", 3\" CEDAR
2006 9\", 8\", 6\", 5\" LIGUSTRUM
2007 18\" LIVE OAK
2008 13\" LIVE OAK
2009 12\", 11\" LIVE OAK
2010 18\" LIVE OAK

UTILITY AND IMPROVEMENT NOTE:

ONLY SURFACE EVIDENCE OF UTILITIES AND
IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

BEARING BASIS & HORIZONTAL DATUM:

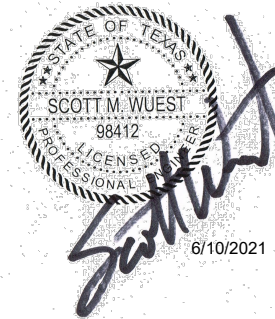
TEXAS STATE PLANE COORDINATES, GRID
NAD '83 (CENTRAL ZONE 4203)

VERTICAL DATUM:

NAVD '88 ELEVATION DATUM

LEGEND

	1/2\" IRON ROD FOUND
	60D NAIL FOUND
	CALCULATED POINT
	POWER POLE
	OVERHEAD UTILITY LINE
	GUY WIRE
	WATER VALVE
	IRRIGATION CONTROL VALVE
	WATER METER
	WOOD FENCE
	WROUGHT IRON FENCE
	CHAIN LINK FENCE
	B.L. BUILDING LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	NG NATURAL GROUND
	R.O.W. RIGHT-OF-WAY
	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



6/10/2021

**5607 HIGHLAND
CREST DRIVE
AUSTIN, TX 78731**
FEBRUARY, 2021
PROJECT NO. 0080-017



ENGINEERING & SURVEYING
TBPLS FIRM # 10194507
TBPE FIRM # F-15324
5207 AIRPORT BOULEVARD
AUSTIN, TEXAS 78751
(512)394-1900
SHEET
1 OF 1