



BOA Variance Package

December 28, 2021

Project: 3002 Rivercrest Drive

Owner and development team is seeking a variance request to allow a new construction build at 3002 Rivercrest Drive, Austin, Texas 78746.

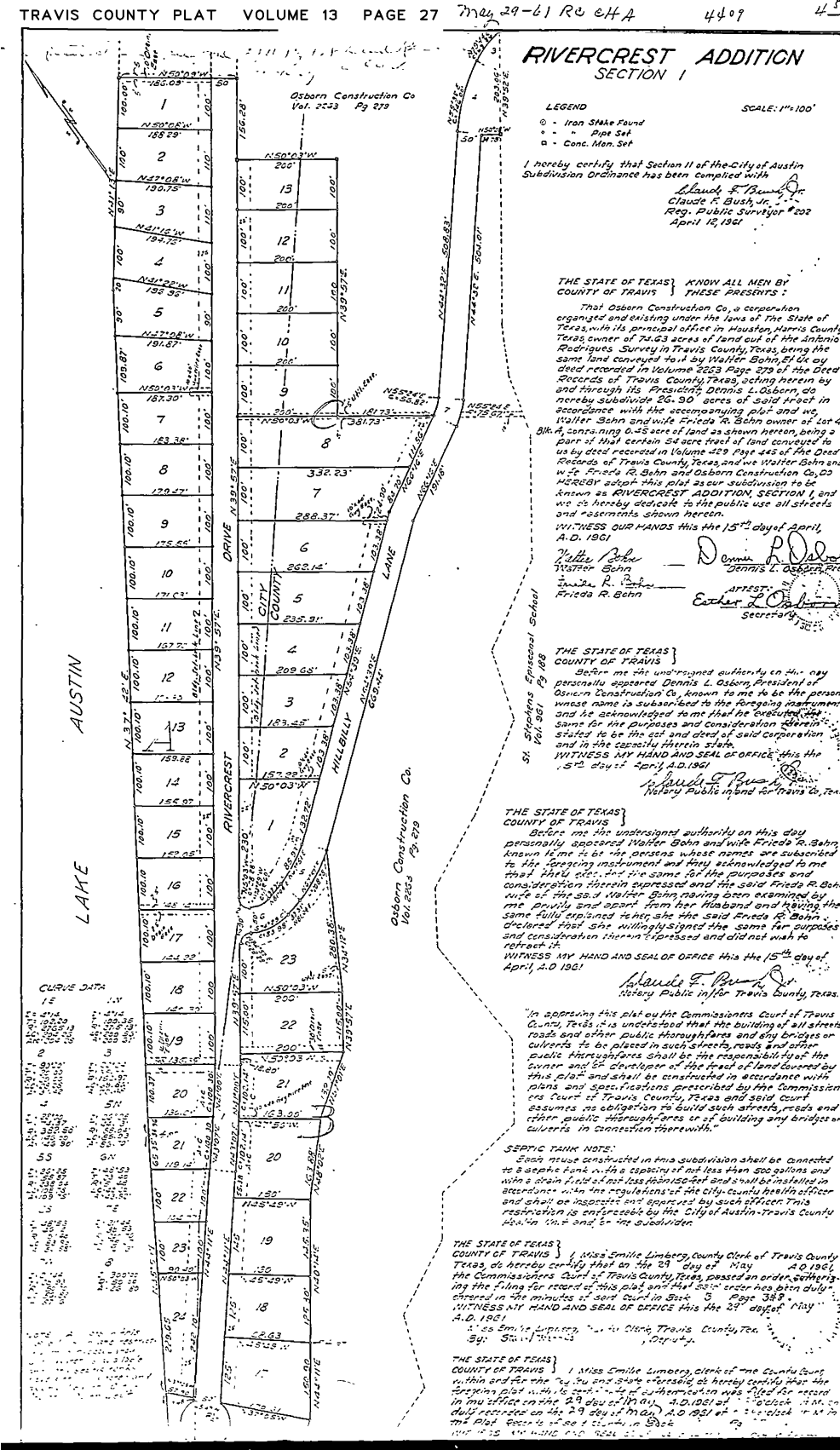


The Lake Austin zoning (25-2-492) requires a 40' setback from the front lot line and we are requesting a 25' setback for only a portion of the build (32' 1 1/4" out of 106.86').

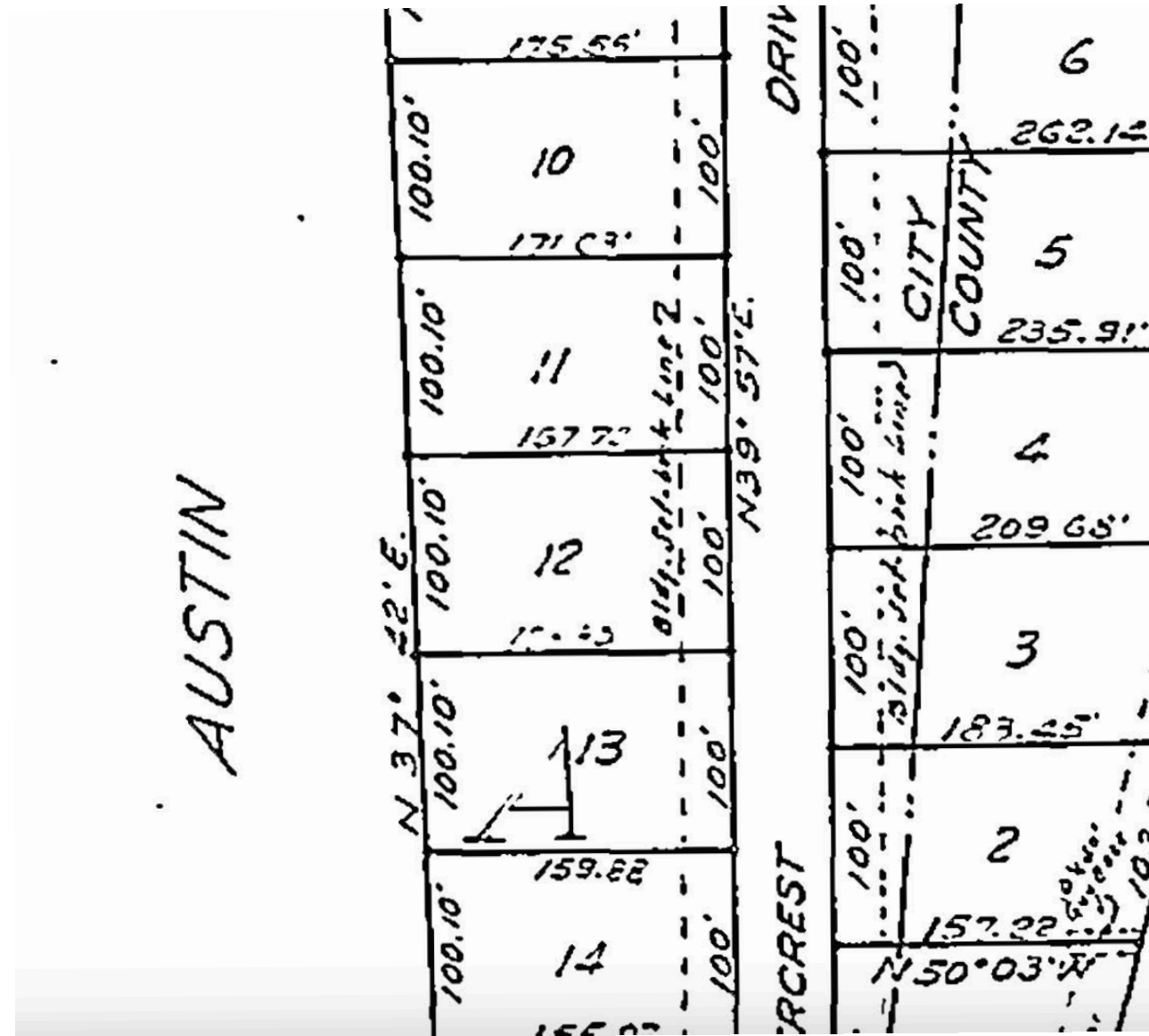


The original plat (1961) and amended plat (1995) show a 25' building line. The only reason it was replatted was to reflect the lot lines due to a public utility easement access.

1961 PLAT



F-3/4-PRESENTATION



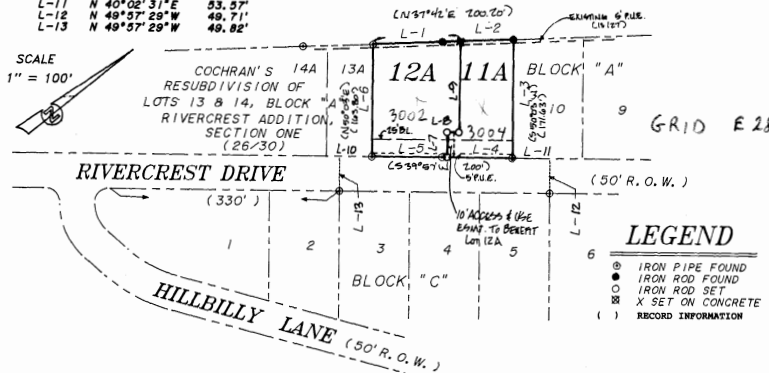
Vol. 45 Page 125
PLAT RECORD, TRAVIS COUNTY, TEXAS

CALLS

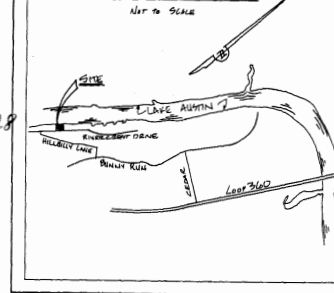
COURSE	BEARING	DISTANCE
L-1	N 37°28'34"E	124.72'
L-2	N 37°28'34"E	75.33'
L-3	S 50°09'12"E	171.73'
L-4	S 40°02'31"W	93.17'
L-5	S 40°02'31"W	107.00'
L-6	N 50°03'00"W	162.78'
L-7	N 50°03'00"W	36.85'
L-8	N 40°02'31"E	17.60'
L-9	N 50°03'00"W	131.71'
L-10	N 40°02'31"E	46.19'
L-11	N 40°02'31"E	53.57'
L-12	N 49°57'29"W	49.71'
L-13	N 49°57'29"W	49.82'

AMENDED PLAT OF
LOTS 11 AND 12, BLOCK "A",
RIVERCREST ADDITION, SECTION 1,

LAKE AUSTIN



VICINITY MAP



LEGEND

- ① IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ✕ SET ON CONCRETE
- () RECORD INFORMATION

LOT AREAS

LOT 11A • 0.309 ACRE ± • 13470 SQUARE FEET ±
 LOT 12A • 0.459 ACRE ± • 19985 SQUARE FEET ±
 TOTAL • 0.768 ACRE ± • 33455 SQUARE FEET ±

STATE OF TEXAS :
COUNTY OF TRAVIS:

Know all men by these presents that we: Edwin M. Frewitt, Jr., and Patricia Ann Frewitt, being the owners of Lots 11 and 12, RIVERCREST ADDITION, SECTION 1, a subdivision in the City of Austin, Travis County, Texas, as recorded in Volume 13, Page 27, of the Travis County, Texas Plat Records, as conveyed to us by deed of record in Volume 10616, Page 216, Real Property Records of Travis County, Texas; do hereby Amend Lots 11 and 12, Block A, RIVERCREST ADDITION, SECTION 1, same tract being 0.768 of an acre, more or less, of land area, for the sole purpose of relocating the lot lines, pursuant to Section 213.016 of the Texas Local Government Code, do hereby amend said plat to be known as: "AMENDED PLAT OF LOTS 11 AND 12, BLOCK "A", RIVERCREST ADDITION, SECTION 1", and do hereby dedicate to the public the easements as shown hereon, and subject to any easements or restrictions heretofore granted, and not released.

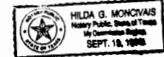
WITNESS MY HAND, this the 20th day of March, 1995.

Edwin M. Frewitt, Jr.
 Edwin M. Frewitt, Jr.
 3002 Rivercrest Drive
 Austin, Texas 78746

Patricia Ann Frewitt
 Patricia Ann Frewitt
 3002 Rivercrest Drive
 Austin, Texas 78746

STATE OF TEXAS :
COUNTY OF TRAVIS:

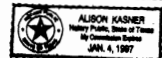
This instrument was acknowledged before me on the 17th day of March, 1995, by Edwin M. Frewitt, Jr.



Hilda G. Moncrief
 Notary Public in and for
 the State of Texas

STATE OF TEXAS :
COUNTY OF TRAVIS:

This instrument was acknowledged before me on the 20th day of March, 1995, by Patricia Ann Frewitt



Alison Kasner
 Notary Public in and for
 the State of Texas

This lot is located in Zones AE and X and is within a special flood hazard area as designated by the Federal Flood Insurance Administration FIRM panel #480624-0205E dated June 16, 1993, for the City of Austin, Travis County, Texas.

6-12-95
DATE

Steven R. Menzel
 Steven R. Menzel, P.E. No. 59082
 1015 Bee Cave Woods Drive #203
 Austin, Texas 78746
 (512) 327-4603

I, C. Michael McMinn, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Austin City Code, of 1981, as amended, is true and correct and was prepared from an actual ground survey of the property made by me or under my supervision of the ground.

3-17-95
DATE

C. Michael McMinn, Jr.
 C. Michael McMinn, Jr., P.F.L.S. No. 4267
 McMinn Land Surveying Company
 4210 Spicewood Springs Road, Suite 201
 Austin, Texas 78759
 (512) 343-1570



Surveyed : MAY 16, 1995
 Reduced : MAY 04, 1995
 DATE : March 17, 1995
 J. O. No. : 031595

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 14th day of JUNE, A.D., 1995, A.D.

David L. Smith
 David L. Smith, Director
 Department of Planning and Development

STATE OF TEXAS :
COUNTY OF TRAVIS:

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the 15th day of June, 1995, A.D., at 4:00 o'clock P.M., and duly recorded on the 15th day of June, 1995, A.D., at 4:00 o'clock P.M., in the Plat Records of Said County and State in Plat Book 45, Page 125.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, the 15th day of June, 1995, A.D.

Dana DeBeauvoir
 Dana DeBeauvoir, County Clerk, Travis County, Texas.

Deputy

V. LEAL

FILED FOR RECORD at 4:00 o'clock P.M., the 15th day of June, 1995, A.D.

Dana DeBeauvoir
 Dana DeBeauvoir, County Clerk, Travis County, Texas.

Deputy

V. LEAL

City of Austin Land Information Systems

Plat Addressed by 7M, 1Completion Date 6-17-95

Distribution Date

Address Questions, call 512-498-2797




AMENDED PLAT OF LOTS 11 AND 12, BLOCK "A", RIVERCREST ADDITION, SECTION 1,

CITY OF AUSTIN HEALTH AND HUMAN SERVICES DEPARTMENT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF AUSTIN HEALTH AND HUMAN SERVICES DEPARTMENT.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM WITH ADEQUATE QUANTITY FOR FAMILY USE AND OPERATION OF AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.
3. NO WATER WELL MAY BE INSTALLED WITHIN 150 FEET OF AN ON-SITE WASTEWATER DISPOSAL SYSTEM NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE CITY OF AUSTIN HEALTH AND HUMAN SERVICES DEPARTMENT.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF CITY OF AUSTIN ORDINANCE NO. 880310-I.
6. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN HEALTH AND HUMAN SERVICES DEPARTMENT AND/OR THE LOT OWNERS.

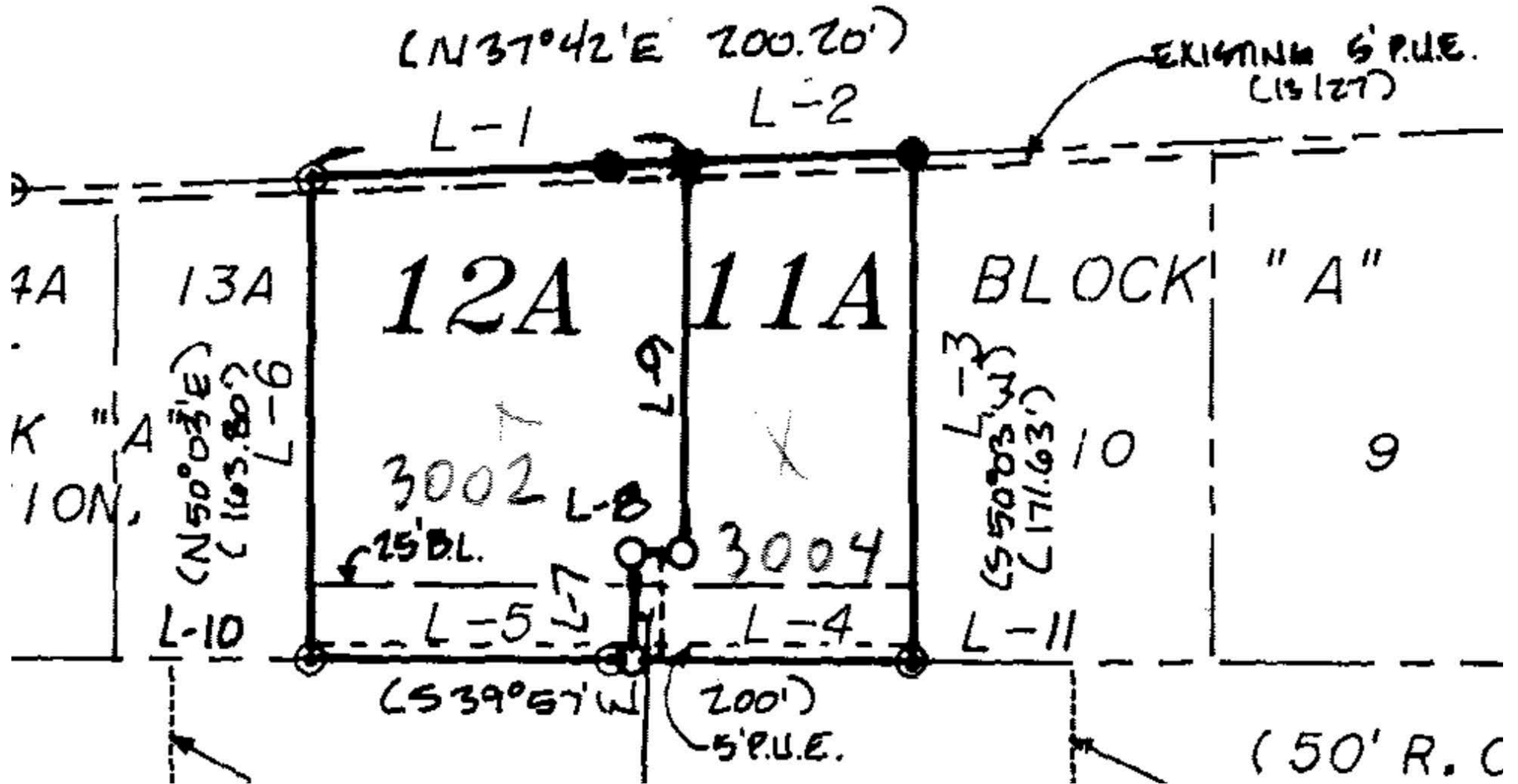
NOTES:

1. All restrictions and notes from the previous existing subdivision, RIVERCREST ADDITION, SECTION 1, shall apply to this amended plat.
2. Water and Wastewater Systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and specifications shall be submitted to the City of Austin, Water and Wastewater Department, for review.
3. The electric utility has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions.
4. The owner/developer of this subdivision/lot shall provide the City of Austin Electric Utility Department with easements and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities to serve this property.


 STEPHEN P. ELLISON

06/06/95
 DATE

LAKE AUSTIN

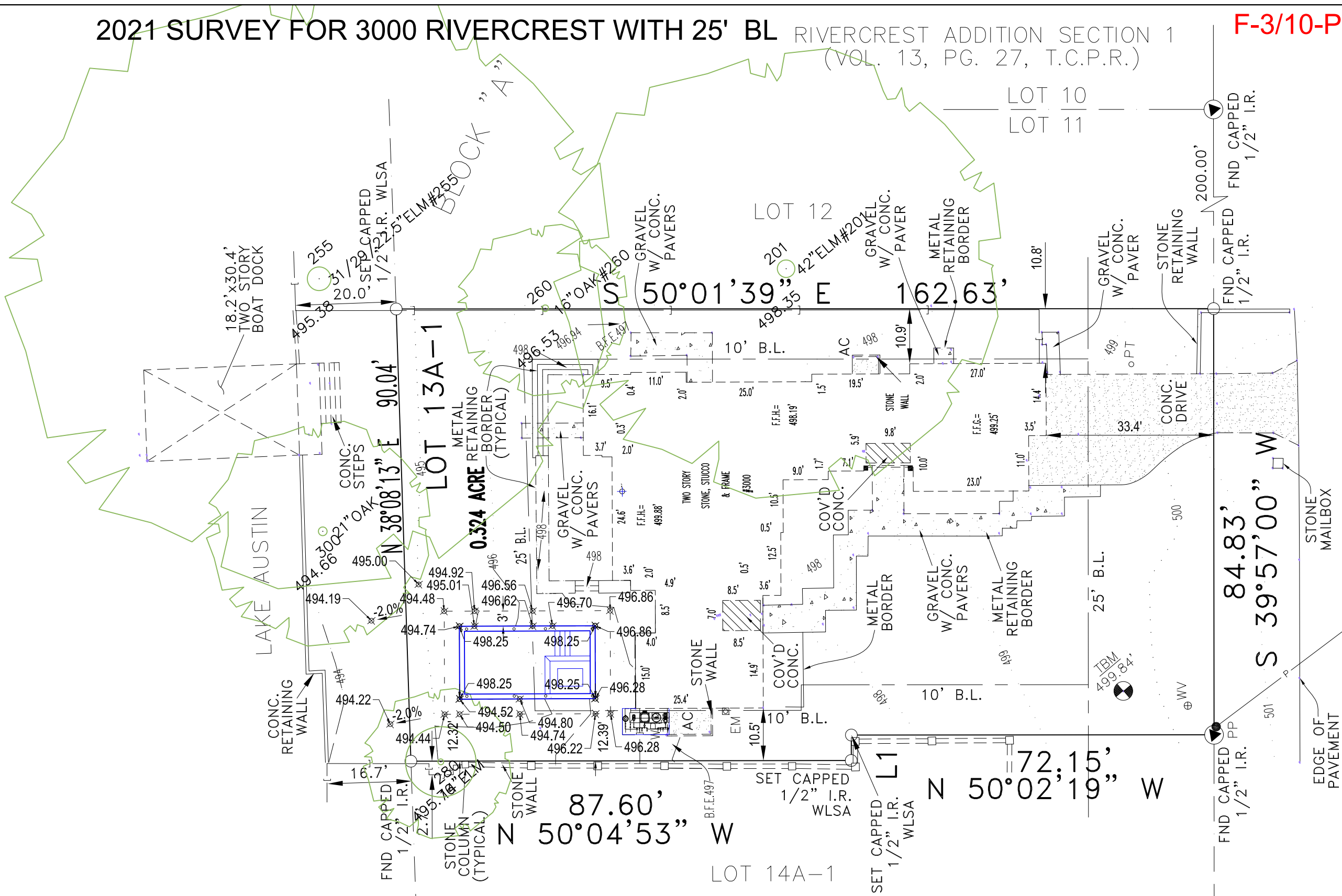




Many plans have been approved in the subdivision in the last decade that use the 25' setback. Fourteen out of 24 lots have homes that is closer than 40', 2 out 24 lots are vacant, and 7 out of 24 are 40' or more.

2021 SURVEY FOR 3000 RIVERCREST WITH 25' BL RIVERCREST ADDITION SECTION 1
(VOL. 13, PG. 27, T.C.P.R.)

F-3/10-PRESENTATION



3000 RIVERCREST POOL GRADING LAKE AUSTIN VOLUME IMPACT		
	FILL	15.94 cy
	CUT	19.13 cy
INCREASED STORAGE VOLUME		5.19 cy
		86.1 cf



City of Austin
REVIEWED FOR CODE COMPLIANCE

8-31-2021

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
925 S. Capital of TX Hwy., Ste. B220
West Lake Hills, Texas, 78746.
(512) 431-9600 * almeng@sbcglobal.net

VOLUME CALCULATIONS
POOL GRADING PLAN
3000 RIVERCREST DR
2021-090298 PR

SCALE: 1"=20'
DATE: 7/26/2021
JOB:
DRAWN BY:
CHECKED BY:

Waterloo Surveyors Inc.
SURVEY PLAT *Colorado River*

J14099

OWNER:
GREGORY K. CROUCH

ADDRESS:
3206 RIVERCREST DRIVE,
AUSTIN, TEXAS 78746

LEGAL DESCRIPTION:
LOT 1, BLOCK A, RIVERCREST ADDITION
SECTION 1, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 1,
PAGE 27 OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS

LOT 1 IS SUBJECT TO:
RESTRICTIONS AND EASEMENT RIGHT OF
RECORD.

IMPERVIOUS COVER

conc. walk 275 sq. ft.
stone planter 50 sq. ft.
stone wall 56 sq. ft.
wood deck 46/2= 23 sq. ft.
side porches 17 sq. ft.
driveway 1,862 sq. ft.
side patio 133 sq. ft.
hot tub 53 sq. ft.
ceramic tile 279 sq. ft.
A/C units 14 sq. ft.
stone ooth 1,340 sq. ft.
House 3,804 sq. ft.

TOTAL COVER 7,906 sq. ft.
LOT 18,692 sq. ft.

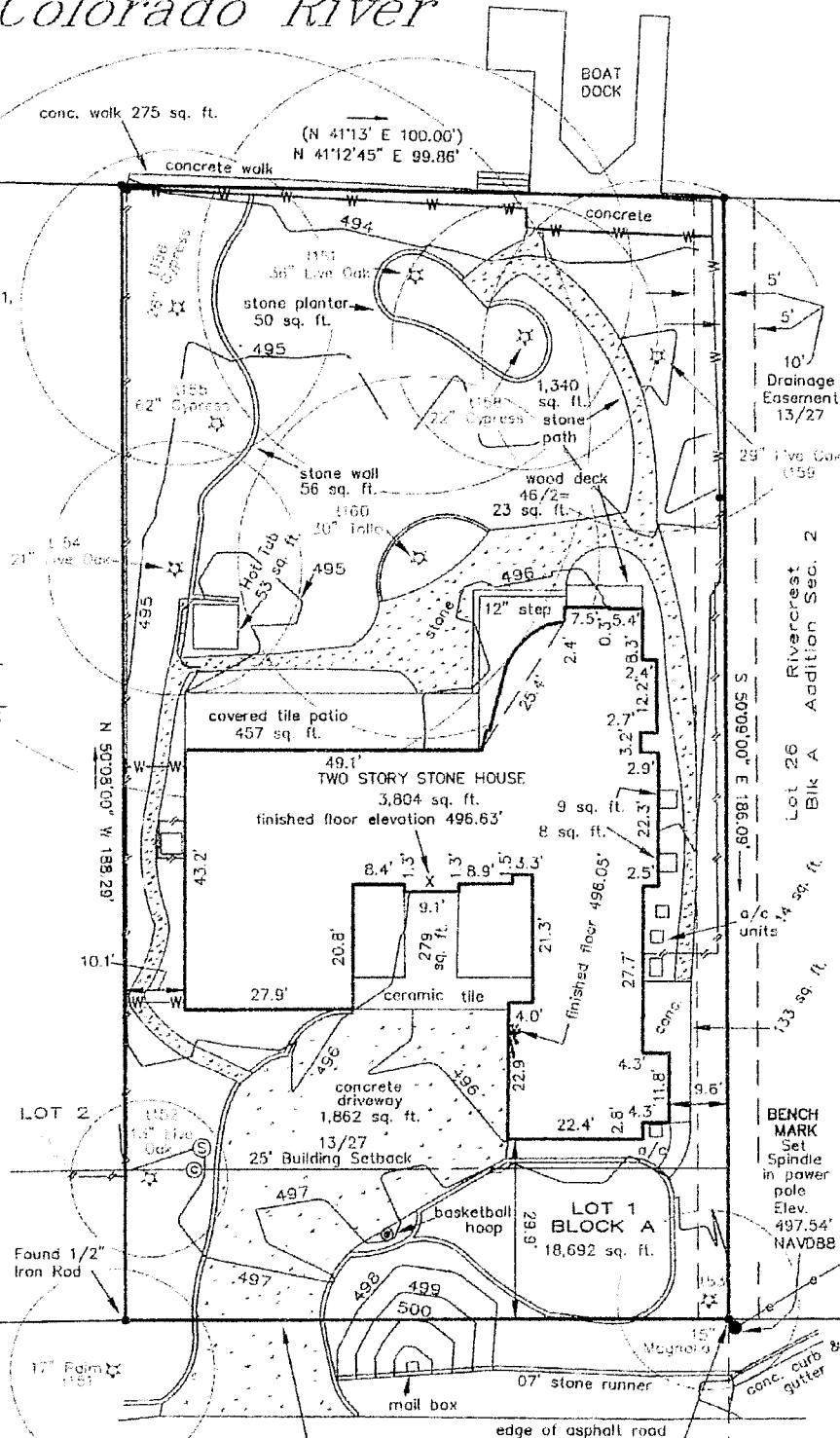
State of Texas: PERCENT COVER 42.2%
County of Travis:

The undersigned does hereby
certify that this survey was
this day made on the property
legally described hereon and is
correct, and this survey complies
with the current Texas Society
of Professional Surveyors
Standards and Specifications for
a Category 5 & 6 Condition II
Survey. Dated: April 30, 2014

And I certify that the property shown
hereon is 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:
48453C0430H

Zone: AF Dated: 09/26/08

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



Rivercrest Drive

BEARING BASE (100')
S 39°57'00" W 99.88'

(S 39°57' W 156.28')
S 40°02'20" W 156.39'

LOT 13
BLOCK C

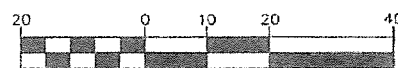
Found Iron Rod
with cap

LEGEND

6" CLEANOUT
SEPTIC LID
WOOD FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC
POWER POLE
ELEVATION BASE NAVD88
(PRECISE ADJUSTED)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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www.WaterlooSurveyors.com - Austin, Texas - (512)481-9602

Prepared By:

2011 SURVEY FOR 3004 RIVERCREST
WITH 25' BUILDING LINE
Texas Surveyors, Inc.

www.exacta365.com
P 866.735.1916 F 866.744.2882
13492 Research Boulevard, Suite 120 - 402
Austin, TX 78750

F-3/12-PRESENTATION

PROPERTY ADDRESS: 3004 RIVER CREST DRIVE AUSTIN, Texas 78746

SURVEY NUMBER: 1108.1306

FIELD WORK DATE: 11/21/2011

REVISION DATE(S): (rev.0 11/22/2011)

1111.1306
BOUNDARY SURVEY
TRAVIS COUNTY

NOTES

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENTS, THEREFORE CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

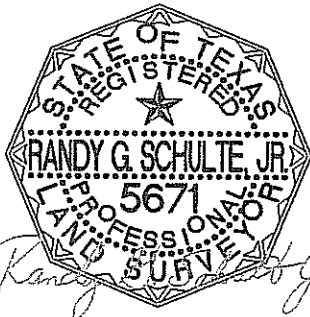
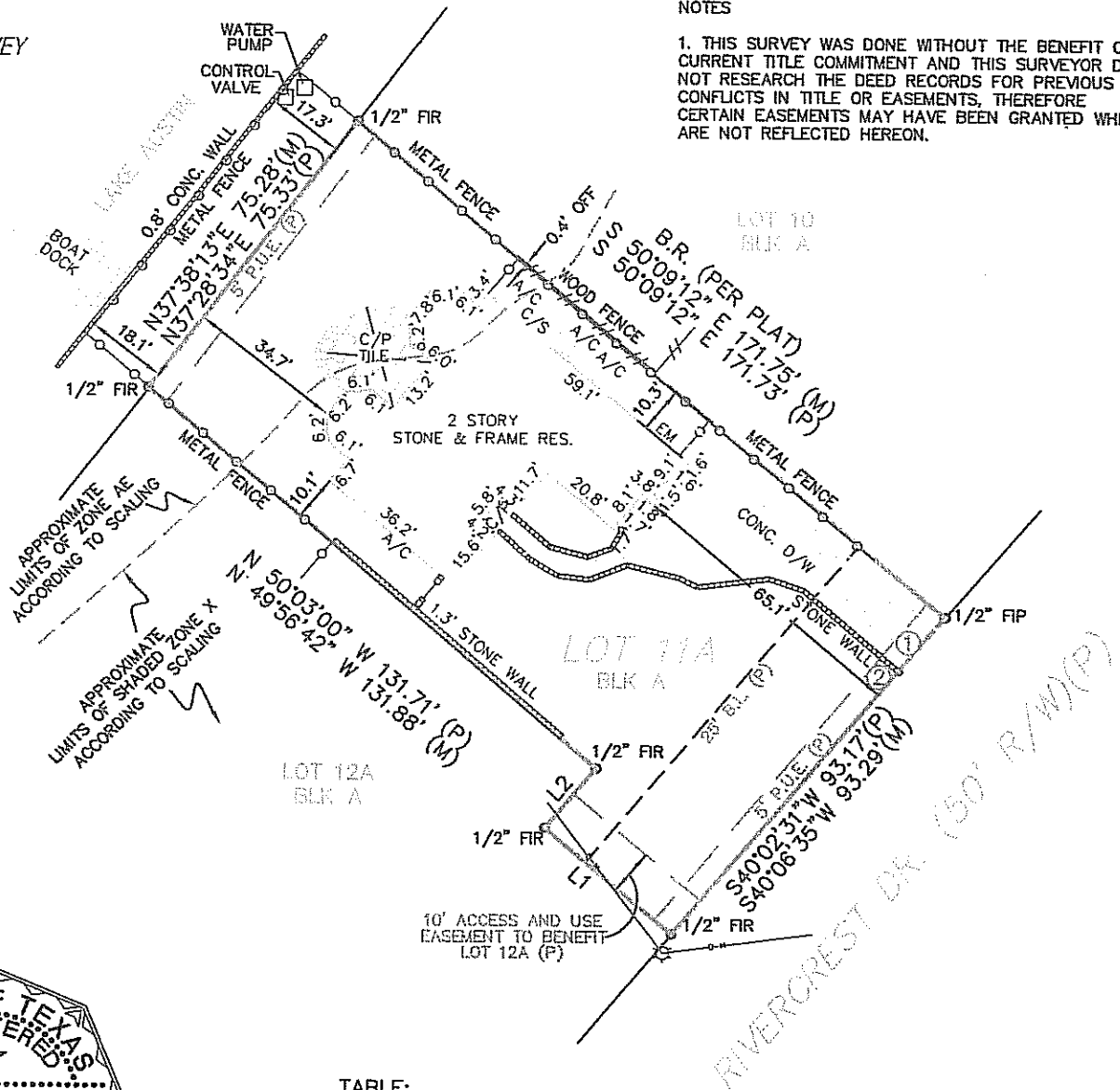
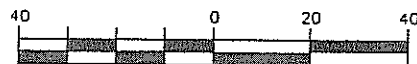


TABLE:

L1	N 50°03'00" W 36.65' (P)
	N 50°03'31" W 36.79' (M)
L2	N 40°02'31" E 17.60' (P)
	N 40°40'10" E 17.52' (M)

NOTES:

FENCE OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE
THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND ON NOVEMBER 21, 2011
AND THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.



An iteration of the design based on the plat and the neighbors' success in building based on the 25' setback has already been denied by the City of Austin. Considerable amount of time and energy has already been spent getting this approved to Lake Austin zoning standards.

LOT SUMMARY

ZONING:	LA
LOT AREA:	19,973 SF (100%)
SHORELINE SETBACK AREA:	565 SF
MAX. IMP. COVER: [.35 X (LOT AREA - SHORELINE SETBACK AREA)] =	6,792.8 SF
MAX. BLDG COVER:	7,989.2 SF (40%)
MAX.FAR:	7,989.2 SF (40%)

IMPERVIOUS COVER

TOTAL BUILDING COVERAGE:	5,804 SF (29.1%)
DRIVES:	625 SF
PAVERS:	138 SF
AC & EQUIP. PADS:	27 SF
POOL CATCH BASIN & COPING	71 SF
TOTAL IMPERVIOUS COVER	6,665 SF (34.3%)

BUILDING COVERAGE

1ST FLOOR CONDITIONED:	3,838 SF
COVERED PORCHES:	585 SF
GARAGE:	1,322 SF
OUTDOOR WC (UNCONDITIONED)	24 SF
TOTAL BLDG COVERAGE	5,769 SF

GROSS FLOOR AREA

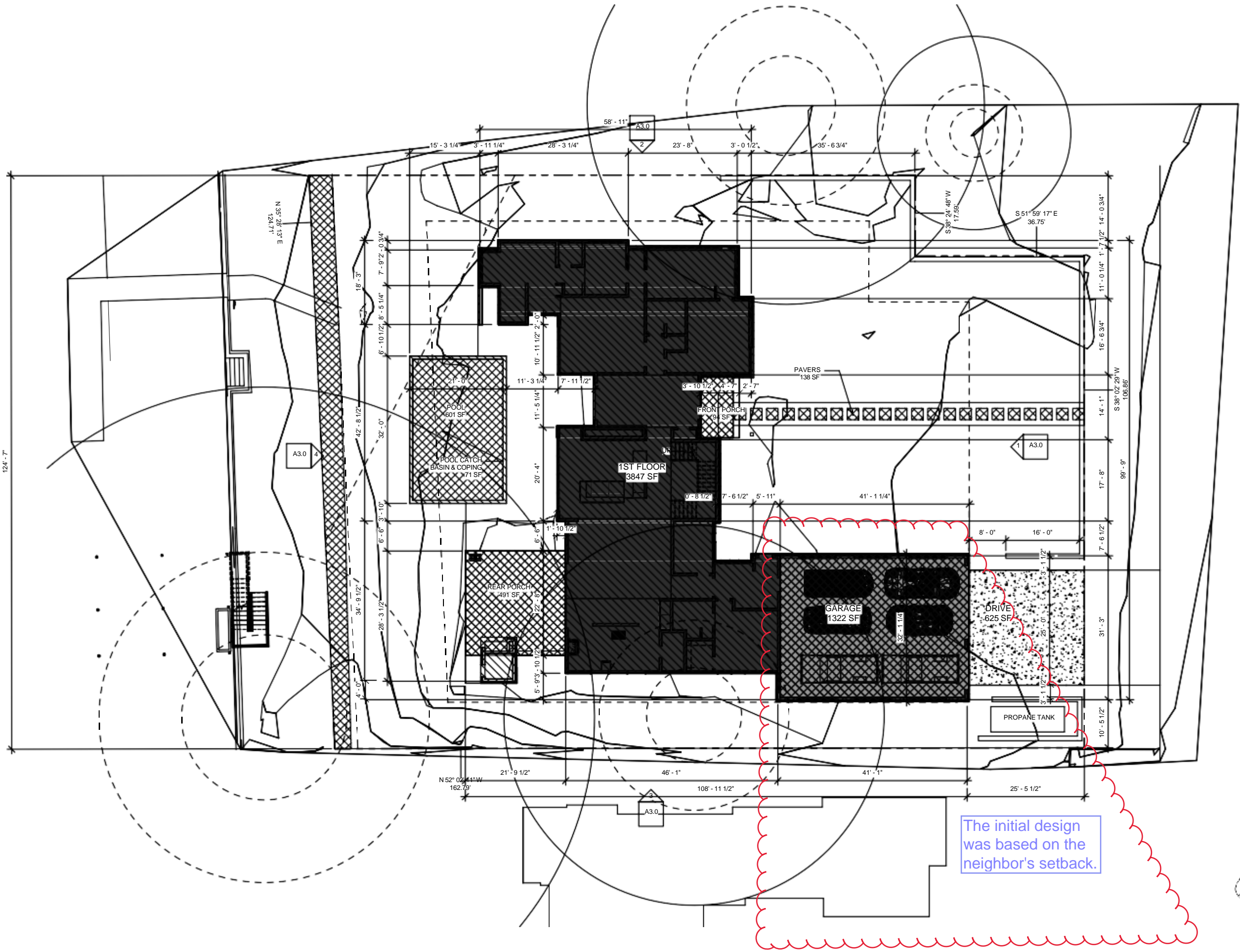
BUILDING AREA	EXSTNG	NEW	EXEMPT.	TOTAL
BLDG 1 - 1ST FLOOR:	0	3847 SF	0	3847 SF
BLDG 1 - 2ND FLOOR:	0	2804 SF*	0	2804 SF*
BLDG 1 - PORCHES:	0	585 SF	-585	0 SF
BLDG 1 - GARAGE	0	1322 SF	0	1322 SF

TOTAL GROSS FLOOR AREA **7,973 SF (39.9%)**

* INCLUDES 722 SF OF DOUBLE HEIGHT 1ST FLOOR AREA. TOTAL 2ND FLOOR AREA = 2,087 SF

PROTECTED TREE IMPACTS

TREE	CALIPER	SPECIES	RZ AREA	PREV. IMPACTS	PROP. IMPACTS
201	41.3"	PECAN	5349 SF	2672 SF (49.9%)	2813 SF(52.5%)



2 SITE PLAN
3/32" = 1'-0"



(512) 586-1951
WWW.LAMME-AKER.COM

Project # 20.02

Consultants

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

3002 RIVERCREST
3002 RIVERCREST

MILLS

Drawn by ADR

Checked by HHL

Date 12/10/2020

ISSUE

ENGINEERING
SET

SITE/PLOT
PLAN

A1.1

Scale 3/32" = 1'-0"

SEPTIC PLAN

SETBACK REQUIREMENTS:

INSTALLER SHALL ACHIEVE ALL MINIMUM REQUIRED SEPARATION DISTANCES AS SET FORTH BY THE TCEQ IN TITLE 30, TAC CHAPTER 285, EFFECTIVE DECEMBER 2016, AND ANY ADDITIONAL LOCAL REQUIREMENTS.

MINIMUM SEPARATION FROM TANK: 5 FEET TO FOUNDATIONS, SWIMMING POOLS AND PROPERTY LINES, ONE FOOT TO EASEMENTS, 5 FEET TO DRAINAGE EASEMENTS AND GRADE BREAKS, 10 FEET TO WATER LINES, 50 FEET TO EXISTING OR PROPOSED WATER WELLS.

MINIMUM SEPARATION FROM DRAINFIELD: ONE FOOT TO EASEMENTS, 5 FEET TO PROPERTY LINES, SURFACE IMPROVEMENTS, STRUCTURES AND SWIMMING POOLS, 10 FEET TO WATER LINES, 25 FEET TO GRADE BREAKS, 100 FEET TO EXISTING OR PROPOSED WATER WELLS.

DESIGN BASIS:

FIVE-BEDROOM SINGLE-FAMILY RESIDENCE WITH LESS THAN 7,000 SF OF CONDITIONED LIVING SPACE = 480 GALLONS PER DAY WASTEWATER FLOW RATE (Q).

SOIL APPLICATION RATE = 0.20 GALLONS PER SQUARE FOOT PER DAY.

REQUIRED APPLICATION AREA = $480 / 0.20 = 2,400$ SQUARE FEET

LEACHING CHAMBER "PANELS" ALLOW FOR 25% REDUCTION.

$2,400 * 0.75 = 1,800$ SQUARE FEET OF APPLICATION AREA

90 "QUICK 4" STANDARD CAPACITY PANELS ARE REQUIRED. SYSTEM IS DESIGNED WITH 92 PANELS DEVELOPING 1,840 SQUARE FEET.

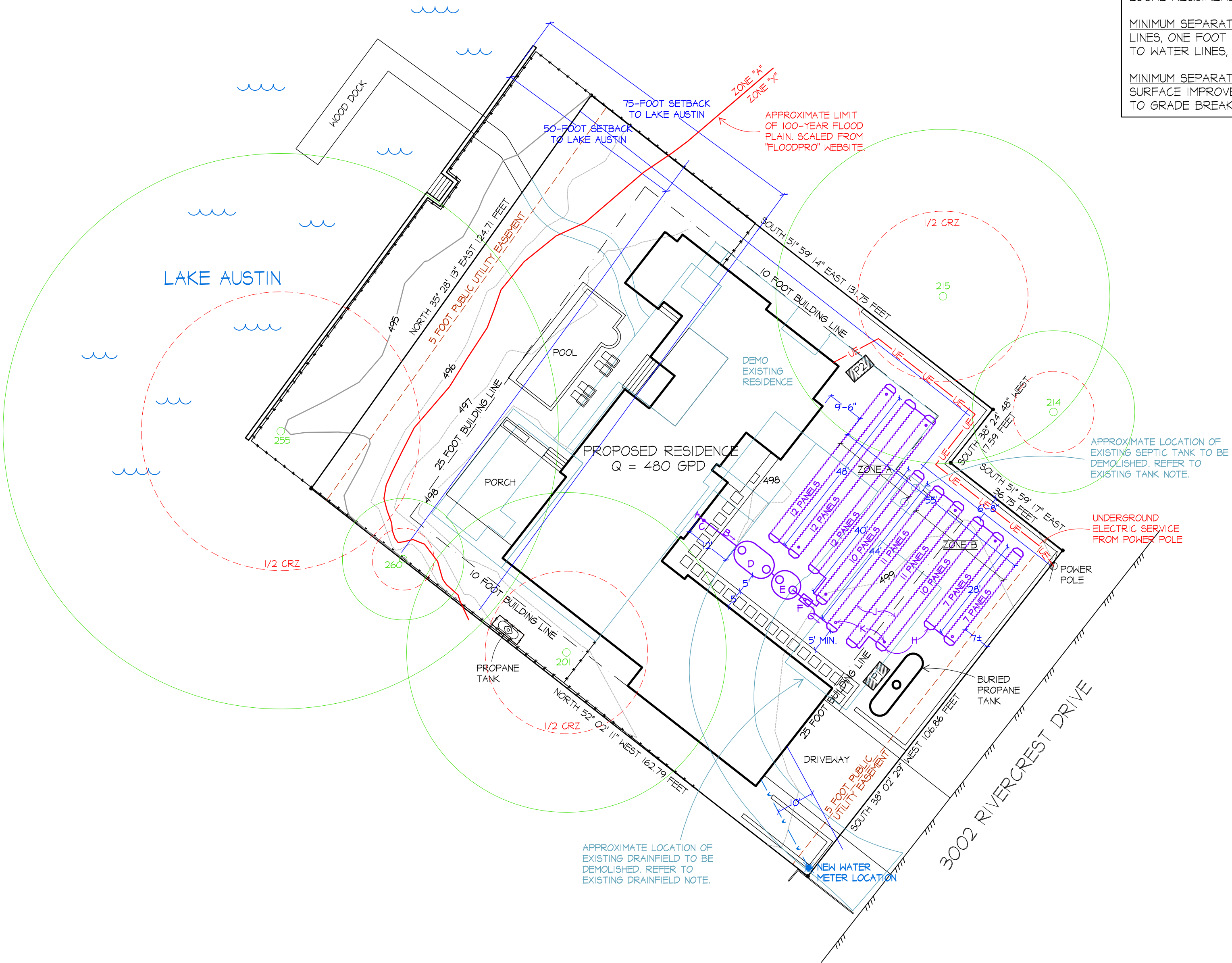
A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN PER F.I.R.M. RATE MAPS.

EXISTING DRAINFIELD NOTE:

EXISTING DRAINFIELDS SHALL BE ABANDONED IN CONJUNCTION WITH PROPOSED DRAINFIELD INSTALLATION. EXISTING DRAINFIELD MATERIAL, INCLUDING PIPES, GRAVEL, SOIL, ETC., MAY REMAIN UNDISTURBED AND BURIED. EXISTING DRAINFIELD MATERIAL ENCOUNTERED DURING INSTALLATION, THAT CONFLICTS WITH PROPOSED DRAINFIELD, SHALL BE REMOVED AND DISPOSED OFF SITE IN A SANITARY LANDFILL.

EXISTING TANK(S) NOTE:

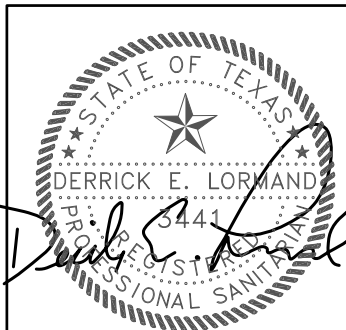
EXISTING SEPTIC TANK(S) SHALL BE ABANDONED. TANK(S) SHALL BE PUMPED CLEAN OF ALL EFFLUENT BY A LICENSED WASTEWATER CARRIER HOLDING A CURRENT LICENSE WITH THE EXECUTIVE DIRECTOR. PROOF OF THIS PUMP-OUT SERVICE SHALL BE AVAILABLE FOR REVIEW BY INSPECTORS. LID, WALLS AND BASE SHALL BE CRUSHED AND BURIED IN PLACE. REMAINING VOID SPACE SHALL BE BACKFILLED WITH CLEAN NON-EXPANSIVE SOIL.



TREE LIST		
TREE	TREE TYPE	SIZE
201	TEXAS PECAN (H)	41.3"
214	TEXAS PECAN (P)	21"
215	TEXAS PECAN (H/M)	43.15"
255	CYPRESS (H/M)	71.75"
260	BOX ELDER	15.7"

LEGEND:

- A. SEWAGE STUB-OUT
- B. 4" SCH. 40 PVC SEWER LINE
- C. TWO-WAY CLEAN-OUT
- D. 1250-GALLON 2/3 SEPTIC TANK
- E. 750-PUMP TANK
- F. FIELD BOX WITH INDEXING VALVE
- G. 1 1/2" SCH. 40 PVC SUPPLY LINE
- H. MULTI-PORT END PLATE
- J. LEACHING CHAMBER "PANELS"
- K. INSPECTION PORTS WITH CAPS



SHEET 1 - SITE PLAN	
ENVIRONMENTAL SYSTEMS, L.L.C. 12713 MAJESTIC OAKS DRIVE AUSTIN, TEXAS 78732 (512) 583-1397	
CLIENT:	THE MILLS RESIDENCE
STREET:	3002 RIVERCREST DRIVE, AUSTIN, TX 78746
LOT, SUBDIVISION:	LOT 12A, BLK. A, RIVERCREST ADD., SEC. 1
PERMIT AUTHORITY:	THE CITY OF AUSTIN
DRAWN BY:	DATE: SCALE: 1" = 20'
D. E. LORMAND, R.S.	05/24/2021

APPROVED PLANS

LOT SUMMARY

ZONING:	LA
LOT AREA:	19,973 SF (100%)
SHORELINE SETBACK AREA:	565 SF
MAX. IMP. COVER: [.35 X (LOT AREA - SHORELINE SETBACK AREA)] =	6,792.8 SF
MAX. BLDG COVER:	7,989.2 SF (40%)
MAX. FAR:	7,989.2 SF (40%)

IMPERVIOUS COVER

TOTAL BUILDING COVERAGE:	5,288 SF (26.4%)
DRIVES:	1015 SF
PAVERS:	121 SF
AC & EQUIP. PADS:	36 SF
POOL CATCH BASIN & COPING	102 SF

TOTAL IMPERVIOUS COVER 6,562 SF (32.8%)

GENERAL NOTES

- NO NEW PROPOSED IMPACTS TO ANY PROTECTED TREE CRZ.
- SITE SLOPE OF <15% THROUGHOUT THE ENTIRE LOT. REFER TO ADJACENT SITE SLOPE TABLE.
- PROVISION OF AUXILIARY WATER SOURCE FOR LANDSCAPING TO BE COORDINATED BY GENERAL CONTRACTOR.
- PER LDC 25-2-551, SHORELINE SETBACK = 25' FOR LOTS <200' DEPTH. REFER TO ATTACHED DOCUMENTATION ESTABLISHING PRE-1982 PLAT STATUS.
- CONSTRUCTION MATERIAL RECYCLING REQ'D PER LDC 25-11-39

TREE PRESERVATION NOTES

- PROVIDE TREE PROTECTION AS REQ'D PER ECM 3.5.2.
- NO PROPOSED NEW IMPACTS WITHIN THE CRZ OF ANY PROTECTED TREES.
- TREE FENCING TO CONSIST OF MINIMUM 5' HIGH CHAIN LINK FENCING WITH TUBULAR STEEL SUPPORT POLES OR "T" POSTS.
- TREE TRUNK PROTECTION SHALL CONSIST OF ANY 2X4 INCH OR 2X6 INCH PLANKING OR PLASTIC STRAPPING AND SHALL BE ATTACHED IN A MANNER THAT DOES NOT DAMAGE THE TREE.
- WHEN TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQ'D FOR ALL TREES WICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
- ALL PROPOSED NEW UTILITY ROUTES AND METER LOCATIONS WILL AVOID THE 1/2 CRZ OF ALL PROTECTED TREES.
- NO PRUNING OF EXISTING TREES IS PROPOSED

BUILDING COVERAGE

1ST FLOOR CONDITIONED:	3,845 SF
COVERED PORCHES:	578 SF
GARAGE:	841 SF
OUTDOOR WC (UNCONDITIONED)	24 SF

TOTAL BLDG COVERAGE 5,288 SF

GROSS FLOOR AREA

BUILDING AREA	EXSTNG	NEW	EXEMPT.	TOTAL
BLDG 1 - 1ST FLOOR:	0	3845 SF	0	3845 SF
BLDG 1 - 2ND FLOOR:	0	2804 SF*	0	2804 SF*
BLDG 1 - PORCHES:	0	578 SF	-578	0 SF
BLDG 1 - GARAGE	0	841 SF	0	841 SF

TOTAL GROSS FLOOR AREA 7,490 SF (37.5%)

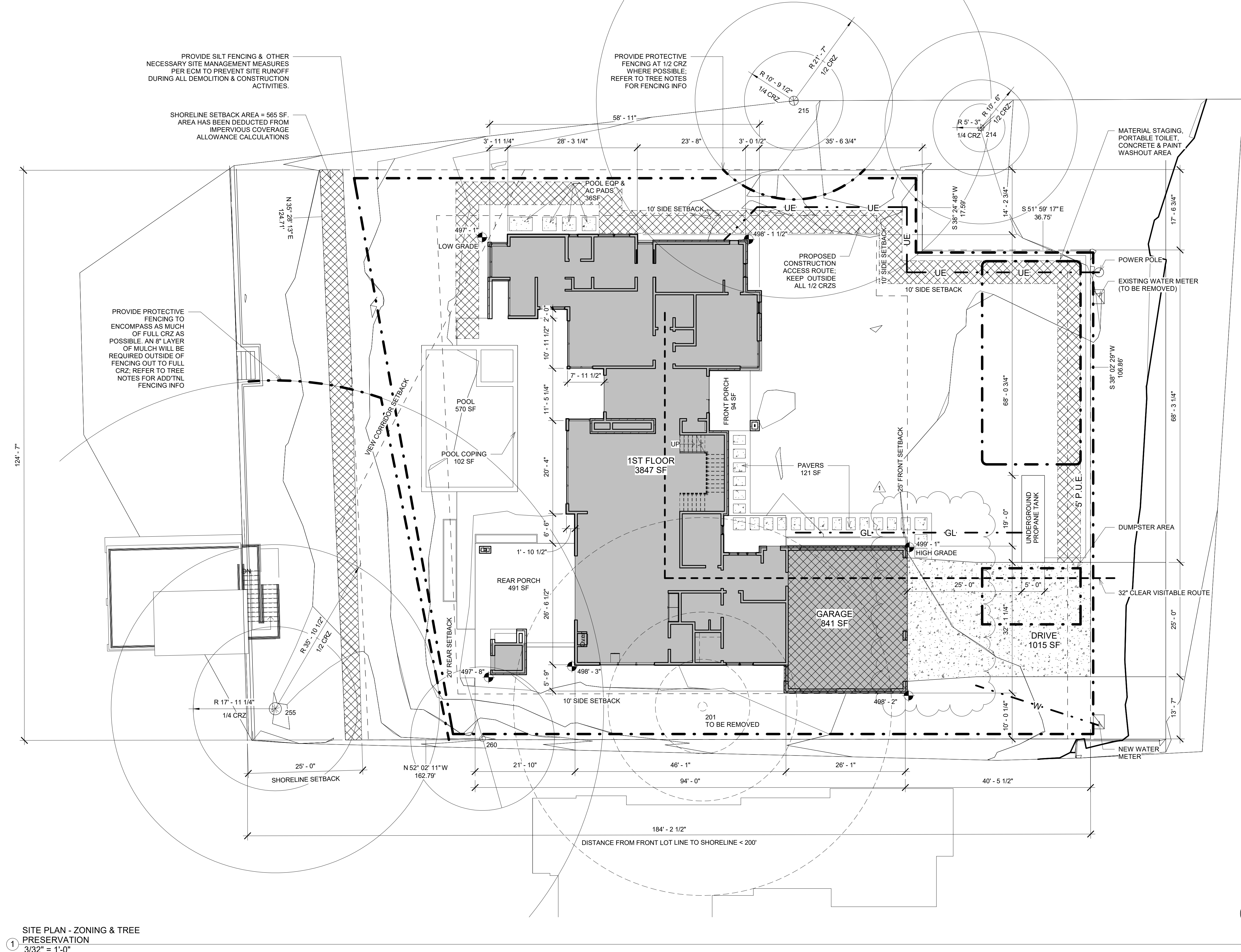
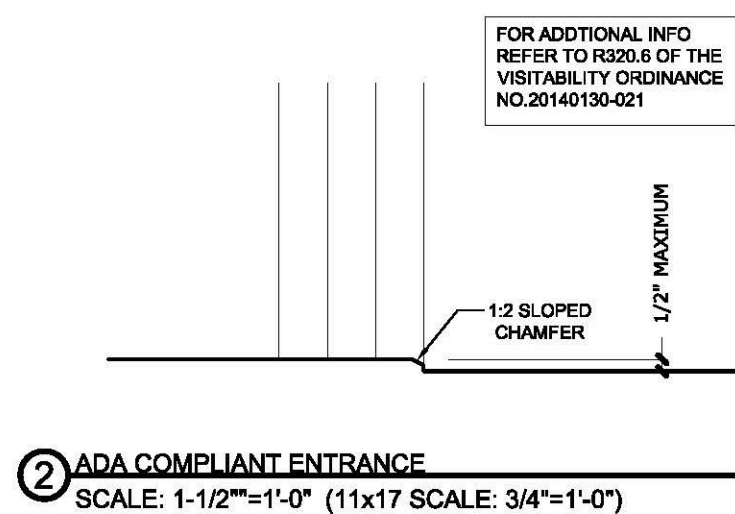
* INCLUDES 722 SF OF DOUBLE HEIGHT 1ST FLOOR AREA. TOTAL 2ND FLOOR AREA = 2,087 SF

TREE IMPACTS

TREE	CALIPER	SPECIES	RZ AREA	PREV. IMPACTS	PROP. IMPACTS
201	41.3"	PECAN	5349 SF	2672 SF (49.9%)	TO BE REMOVED*
214	21"	PECAN	1386 SF	0 SF	0 SF
215	43.15"	PECAN	5850 SF	739 SF	145 SF
255	71.75"	CYPRESS	16173 SF	825 SF	825 SF
260	15.7"	BOX ELDER	774 SF	12 SF	11 SF

*TREE REMOVED UNDER TP 2021-078253. REFER TO ATTACHED CERTIFIED ARBORIST LETTER; NO NEW IMPACTS WITHIN ANY OF THE OTHER PROTECTED ROOT ZONES.

SLOPE STUDY ALLOWABLE IMPERVIOUS COVERAGE TABLE			
SLOPE	TOTAL AREA (SF)	BUILDABLE AREA (SF)	ACTUAL PER PLAN (SF)
0-15%	19,973 SF	.35 X (LOT AREA - SHORELINE SETBACK AREA) = 6,792.8SF	6,658 SF (34.3%)
15-25%	0	10%	0 SF
25-35%	0	5%	0 SF
35%+	0	0%	0 SF



SITE PLAN - ZONING & TREE PRESERVATION
3/32" = 1'-0"



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Project # 20.02

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3002 RIVERCREST
3002 RIVERCREST

MILLS

Drawn by ADR

Checked by HHL



Date 12/10/2020

ISSUE
PERMIT SET

ZONING &
TREE
PRESERVATION
SITE PLAN

A1.1

Scale 3/32" = 1'-0"



The construction of a tandem garage would reduce street parking which would in turn lessen street congestion and help make a safer environment with the busy foot traffic on the narrow street.



The hardship that is faced with this property is with the shape and size of the lot in relation to the LA zoning setback requirements, existing easements, and required location of the septic system.



Granting of this variance would not change the character of the neighborhood. Most of the subdivision is operating under the idea there is a 25' setback. The garage would be on the same side as a property that also has a garage beyond the 40' setback built in 2014.



Setbacks are intended to protect privacy, provide for open space, and avoid the aesthetic and safety concerns with overcrowding.



If this variance is granted, privacy will be not altered due to the fact that only the garage portion of the build will be included in a closer setback.

It won't effect open space because it will be side by side with the neighboring property's garage.

And finally it help appease the aesthetics of overcrowding by removing cars from the street and hiding them in the garage.



We value the time and consideration the BOA puts into keeping Austin a beautiful and comfortable place to live. Thank you for your careful consideration of our request.