

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet  
E-2**

**DATE: Monday March 14, 2022**

**CASE NUMBER: C15-2022-0021**

☐ Y ☐ Thomas Ates  
☐ Y ☐ Brooke Bailey  
☐ Y ☐ Jessica Cohen  
☐ Y ☐ Melissa Hawthorne  
☐ - ☐ Barbara McArthur OUT  
☐ - ☐ Rahm McDaniel OUT  
☐ Y ☐ Darryl Pruett  
☐ Y ☐ Agustina Rodriguez  
☐ Y ☐ Richard Smith  
☐ - ☐ Michael Von Ohlen OUT  
☐ Y ☐ Nicholl Wade  
☐ Y ☐ Kelly Blume (Alternate)  
☐ - ☐ Carrie Waller (Alternate)  
☐ Y ☐ Marcel Gutierrez-Garza (Alternate)

**APPLICANT: Bhavani Singal**

**OWNER: Heidi Lew**

**ADDRESS: 3701 ROBBINS RD**

**VARIANCE REQUESTED:** The applicant is requesting a variance(s) from the Land Development Code, Section(s):

1. **25-2-492 (*Site Development Regulations*)** from setback requirements to decrease the minimum Front Yard Setback from 40 feet (required) to 15 feet (requested) and
2. **25-2-551 (*Lake Austin District Regulations*) (C) (3)**
  - (a) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 48 percent (requested), (58% existing)
  - (c) increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 14 percent (requested), (4% existing) in order to erect a new two story Single-Family residence in a "LA", Lake Austin zoning district.

***Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted.***

**BOARD'S DECISION: March 14, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to postpone to April 11, 2022; Board Member Brooke Bailey seconds on a 10-0 vote; POSTPONED TO APRIL 11, 2022.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
3. 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:

  
Elaine Ramirez  
Executive Liaison

\_\_\_\_\_  
Diana Ramirez for  
Jessica Cohen  
Madam Chair



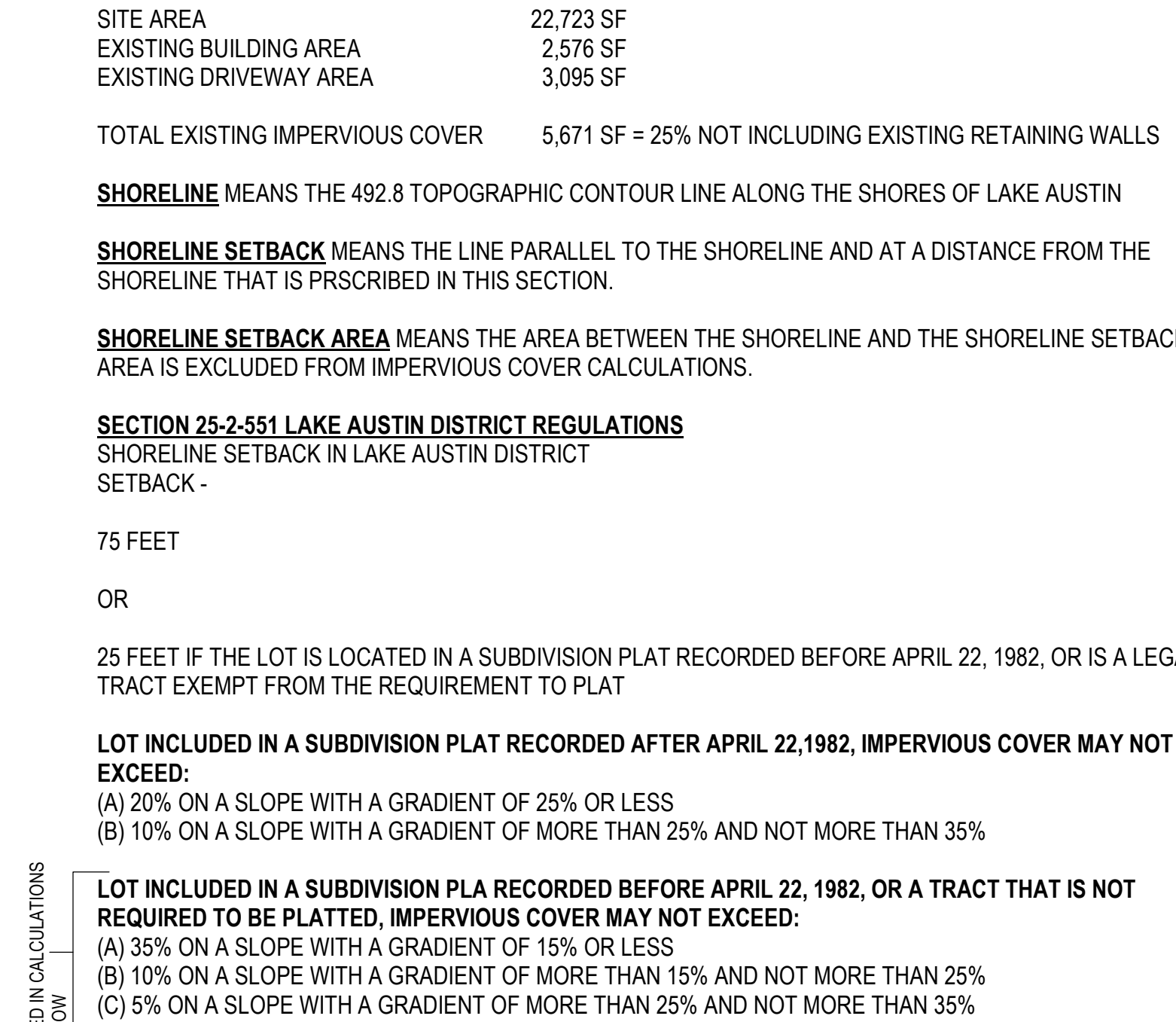
SHEET IS FORMATTED TO 22" x 34".  
 SCALES ARE ONE HALF OF NOTED  
 WHEN PRINTED AT HALF SIZE.

3701 ROBBINS RD  
AUSTIN TX 78730

1	07.12.2021	PERMIT SET
2	01.05.2022	COA COMMENTS
3	03.25.2022	BOA TECH UPDATE

## SITE ANALYSIS

# A002

[illegible]

**EXISTING SITE PLAN**

1/16" = 1'-0"

**LEGEND**

- Road
- Telephone Pole
- Pipe/Landmark
- Overhead Utility
- Developed Area
- Flowed Boundary (Distances)

**SLOPE PERCENTAGE MAP OF THAT CERTAIN TRACT OUT OF THE JAMES JETT SURVEY NO. 1 ABSTRACT NO. 437 IN TRAVIS COUNTY, TEXAS, WHICH IS KNOWN AS "LOT B, OAK SHORES," AN UNRECORDED SUBDIVISION AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO ANGELINE D. THOMAS BY DEED RECORDED IN VOLUME 8843 PAGE 201 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 3761 ROBBINS ROAD.**

This survey was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown herein.

Tree crowns shown herein are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius. Mulchwork areas are drawn calculated on the full diameter of the largest stem. Due to natural variations in tree growth, these generalizations do not guarantee to actual tree growth or root zones.

Elevations shown herein are based on GPS observations over a Trimble RTK network, NAVD83 datum.

**TREE LIST**

Tree ID	Species	Trunk Diameter (inches)	
3268	15' Juniper	3278	14' Hackberry
3269	8' Hackberry	3279	15' Hackberry
3270	9' Hackberry	3280	18' Hackberry
3271	9' Hackberry	3281	10' Cedar Elm
3272	8' Hackberry	3282	10' Hackberry
3273	8' Hackberry	3283	10' Magnolia
3274	11' Hackberry	3284	10' Pecan
3275	11' Hackberry	3285	31' Pecan
3276	11' Hackberry	3286	25' Hackberry
3277	29.5' Live Oak (11', 14' and 17' stems)		

**JAMES JETT SURVEY NO. 1  
ABSTRACT NO. 437**

**Stacy Barton,  
Trustee of the SBCS Trust  
Document No. 2012-128960**

**Area of lot within slope category**

Slope Category	Area of lot within slope category	Percentage of total area
0% - 15%	8,417 Square Feet	= 29.89% of lot area
greater than 15% - 25%	6,354 Square Feet	= 20.02% of lot area
greater than 25% - 35%	3,645 Square Feet	= 11.53% of lot area
greater than 35%	615 Square Feet	= 1.94% of lot area
<b>Total Slope Footprint</b>	<b>3,669 Square Feet</b>	<b>= 11.49% of lot area</b>
<b>Total Lot Area</b>	<b>31,726 Square Feet</b>	
(0.00) Square Feet below the existing surface	(0.0%) of lot area	

**Haid Wang Law Document No. 2020189945**  
**Angeline D. Thomas Volume 8843 Page 201**

**David S. Stein and Jenny Korywick Document No. 20170142332**

**PREPARED May 18, 2021**

**Anne Thayer Registered Professional Land Surveyor No. 5955**

**VOLT CARSON, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
Texas Licensed Surveying Firm No. 10529190**

**SLOPE MAP PROPOSED**

1" = 30'-0"

SLOPE MAP PROPOSED 1  
1" = 30'-0"





ARCHITECTURE + INTERIORS  
3027 N. LAMAR BLVD. #3028  
AUSTIN, TX 78705  
512.243.8346

Seal:



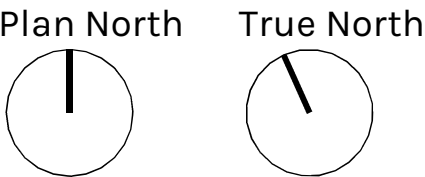
03.25.2022

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LEW FAMILY  
RESIDENCE

ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730



Issue

- |   |            |                 |
|---|------------|-----------------|
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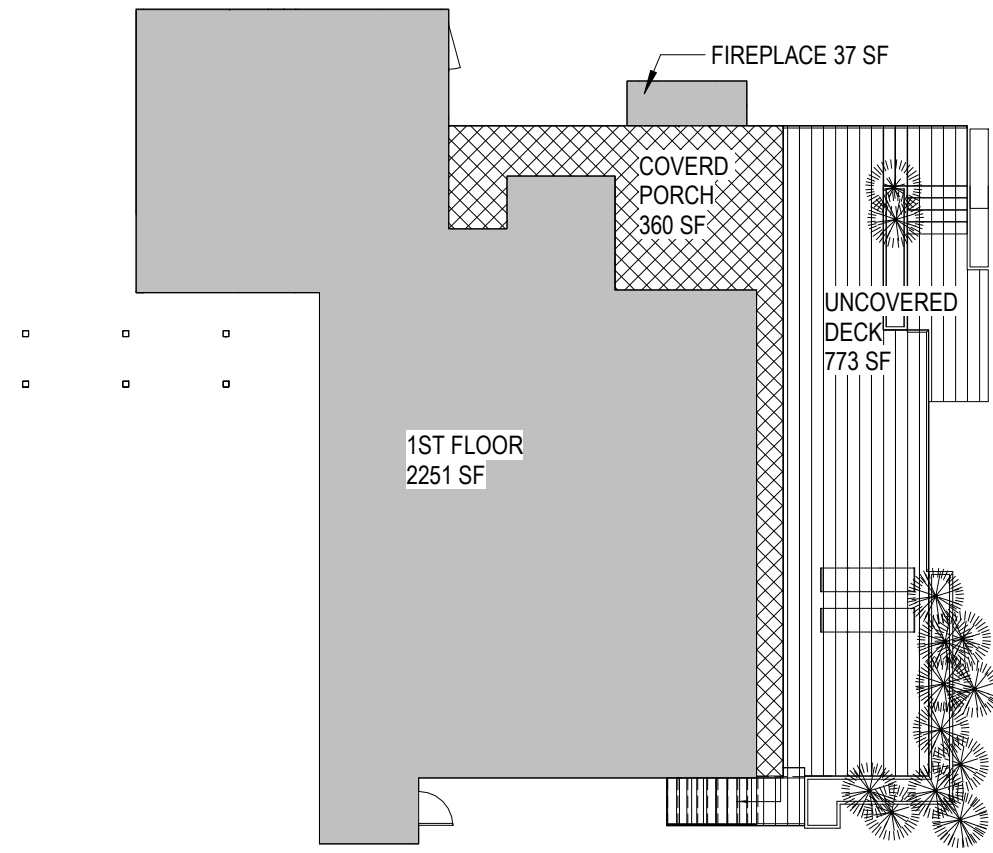
Project Number, 21-004  
Drawn By, BS  
Checked By, BS

SITE PLAN

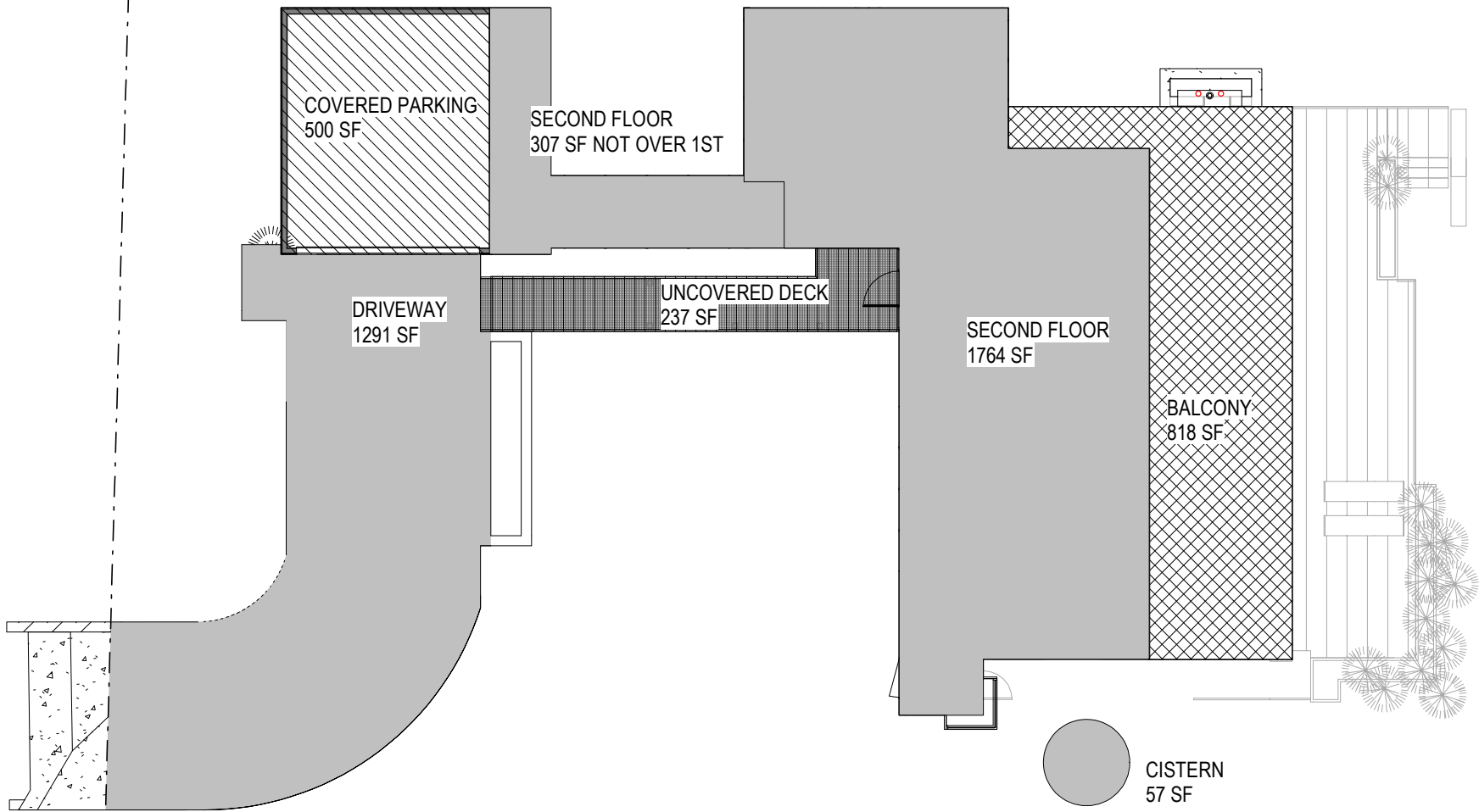
A100

City of Austin			
Calculation Aid (Page 2) for Residential Building Review			
Enter into the table below all existing, new/added square footages, and lot size.			
If subtracting square footage, use a negative in front of the number (e.g. -12).			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor	0.00	2251.00	2251.00
2nd floor		1764.00	1764.00
2nd floor not above 1st		307.00	307.00
Basement			0.00
Covered parking		500.00	500.00
Covered deck			0.00
Covered porch		360.00	360.00
Covered patio			0.00
Balcony		818.00	818.00
Other roofed areas			0.00
Total Building Area	0.00	6000.00	6000.00
Total Building Coverage	0.00	3418.00	3418.00
Driveway		1291.00	1291.00
Sidewalks			0.00
Uncovered patio			0.00
Uncovered deck		1010.00	505.00
Other flatwork (pool coping, retaining walls, etc.)		94.00	94.00
Total Impervious Coverage	0.00	5813.00	5308.00
Pool (surface area)			0.00
Spa (surface area)			0.00
Lot size	22723.00		
Existing Building Coverage %	0.00%		
Total Building Coverage %	15.04%		
Existing Impervious Coverage %	0.00%		
Total Impervious Coverage %	23.36%		
Gross Floor Area	5182.00		
Garage Exemption	200		
Attic Exemption	0		
Basement Exemption	0		
Porch Exemption	360.00		
TOTAL GROSS FLOOR AREA	4622.00	0.20340624	

AREA ANALYSIS - LEVEL 1  
1/16" = 1'-0" 3



AREA ANALYSIS - LEVEL 2  
1/16" = 1'-0" 4



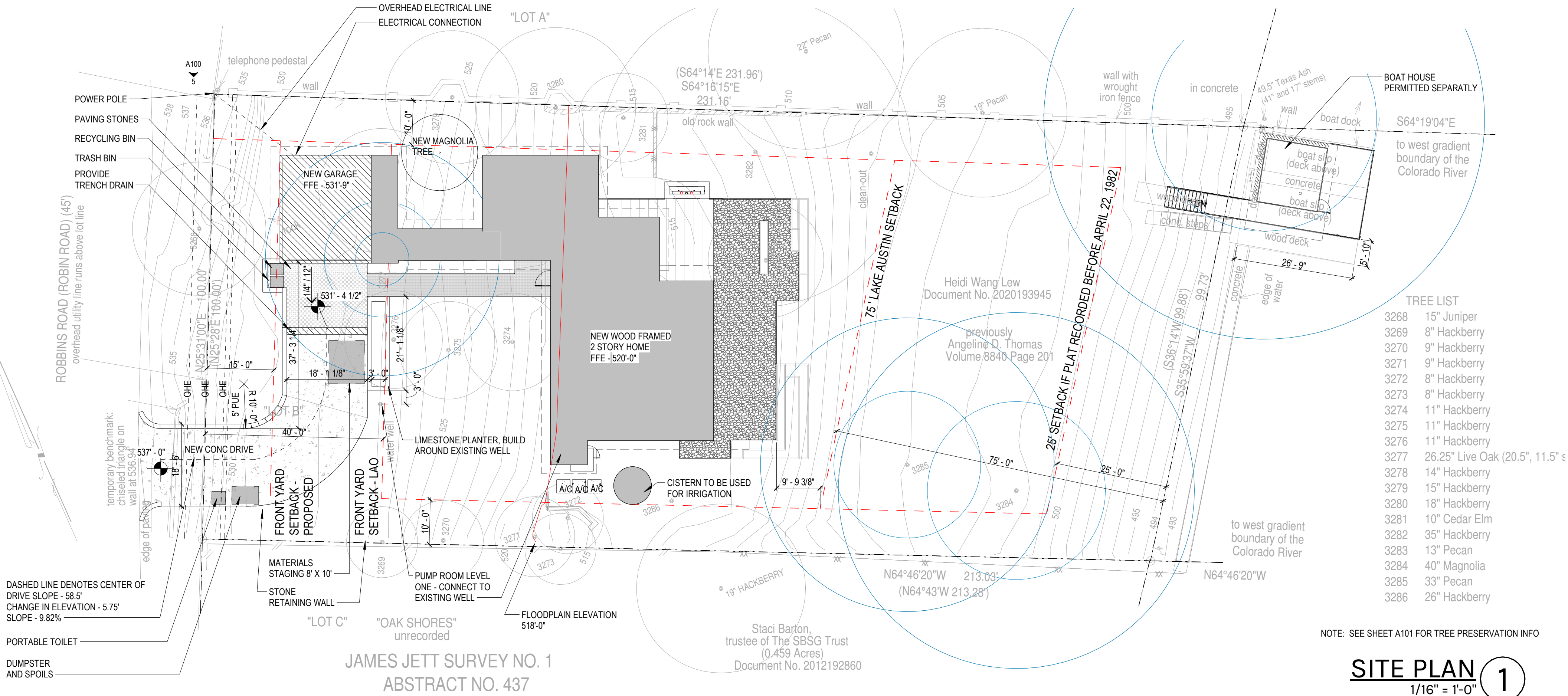
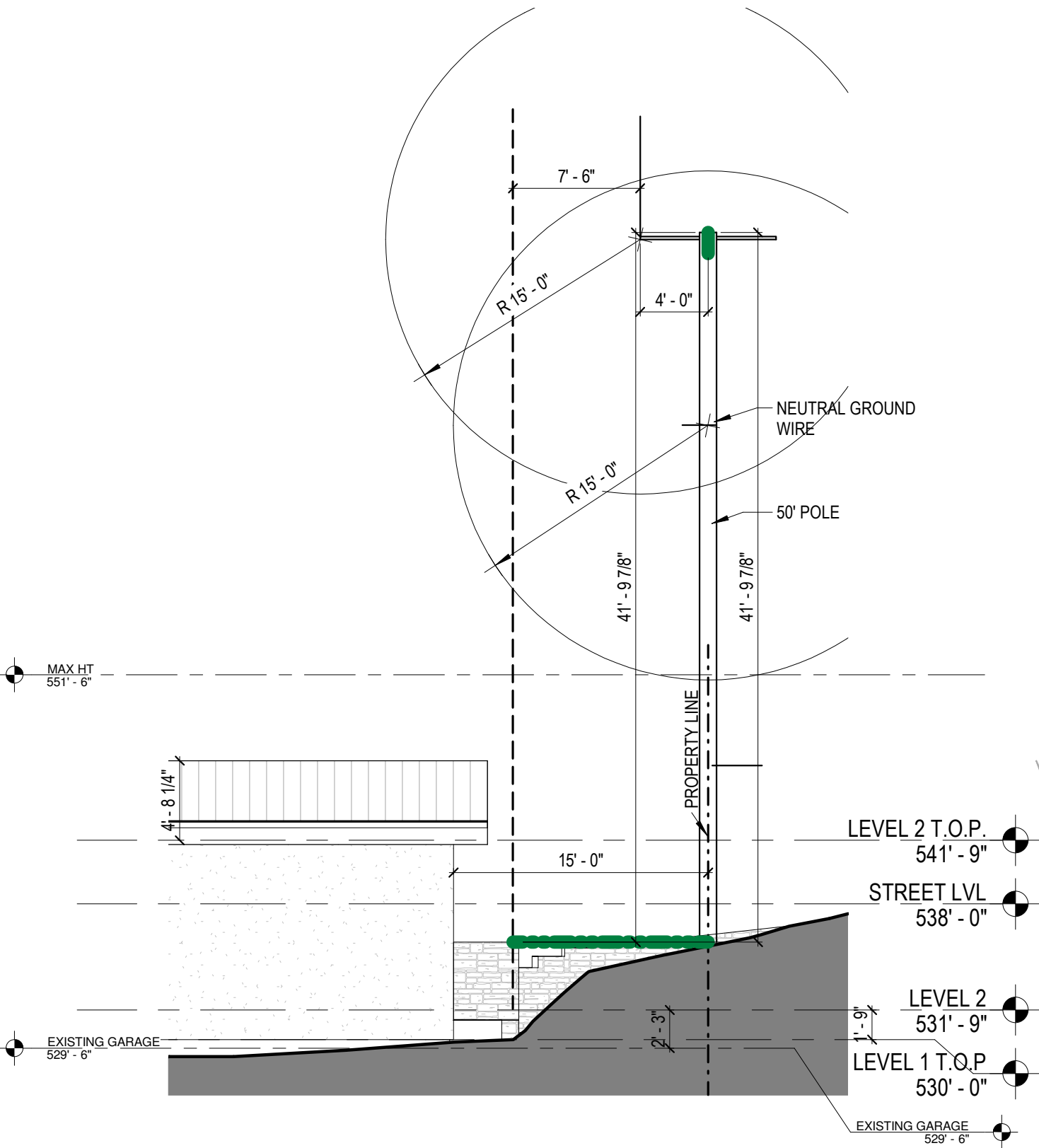
LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- CM CONTROL MONUMENT
- ( ) RECORD INFORMATION
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ☒ AIR CONDITIONING UNIT
- ||— WOOD PRIVACY FENCE
- D.E. DRAINAGE EASEMENT
- ICV IRRIGATION CONTROL VALVE
- OH— OVERHEAD ELECTRIC LINE

GENERAL SITE NOTES

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- PERMANENT EROSION CONTROLS: ALL DISTURBED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES.
- NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 1/2 CRZ OF PROTECTED TREES (19" OR GREATER), AND THERE IS NO IMPACT ALLOWED WITHIN THE 1/4 CRZ. DEMOLITION WITHIN THE 1/4 AND 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.

NORTH ELEVATION  
1/8" = 1'-0" 5



- TREE LIST
- |      |                                 |
|------|---------------------------------|
| 3268 | 15" Juniper                     |
| 3269 | 8" Hackberry                    |
| 3270 | 9" Hackberry                    |
| 3271 | 9" Hackberry                    |
| 3272 | 8" Hackberry                    |
| 3273 | 8" Hackberry                    |
| 3274 | 11" Hackberry                   |
| 3275 | 11" Hackberry                   |
| 3276 | 11" Hackberry                   |
| 3277 | 26.25" Live Oak (20.5", 11.5" s |
| 3278 | 14" Hackberry                   |
| 3279 | 15" Hackberry                   |
| 3280 | 18" Hackberry                   |
| 3281 | 10" Cedar Elm                   |
| 3282 | 35" Hackberry                   |
| 3283 | 13" Pecan                       |
| 3284 | 40" Magnolia                    |
| 3285 | 33" Pecan                       |
| 3286 | 26" Hackberry                   |

SITE PLAN  
1/16" = 1'-0" 1





3027 N. LAMAR BLVD. #3028  
AUSTIN, TX 78705  
512.243.8346

Seal:



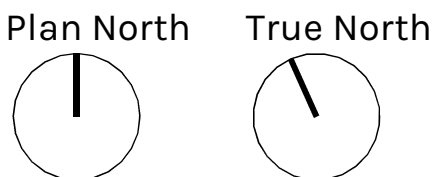
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LEW FAMILY  
RESIDENCE

## ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730



### Issue

- |   |            |                 |
|---|------------|-----------------|
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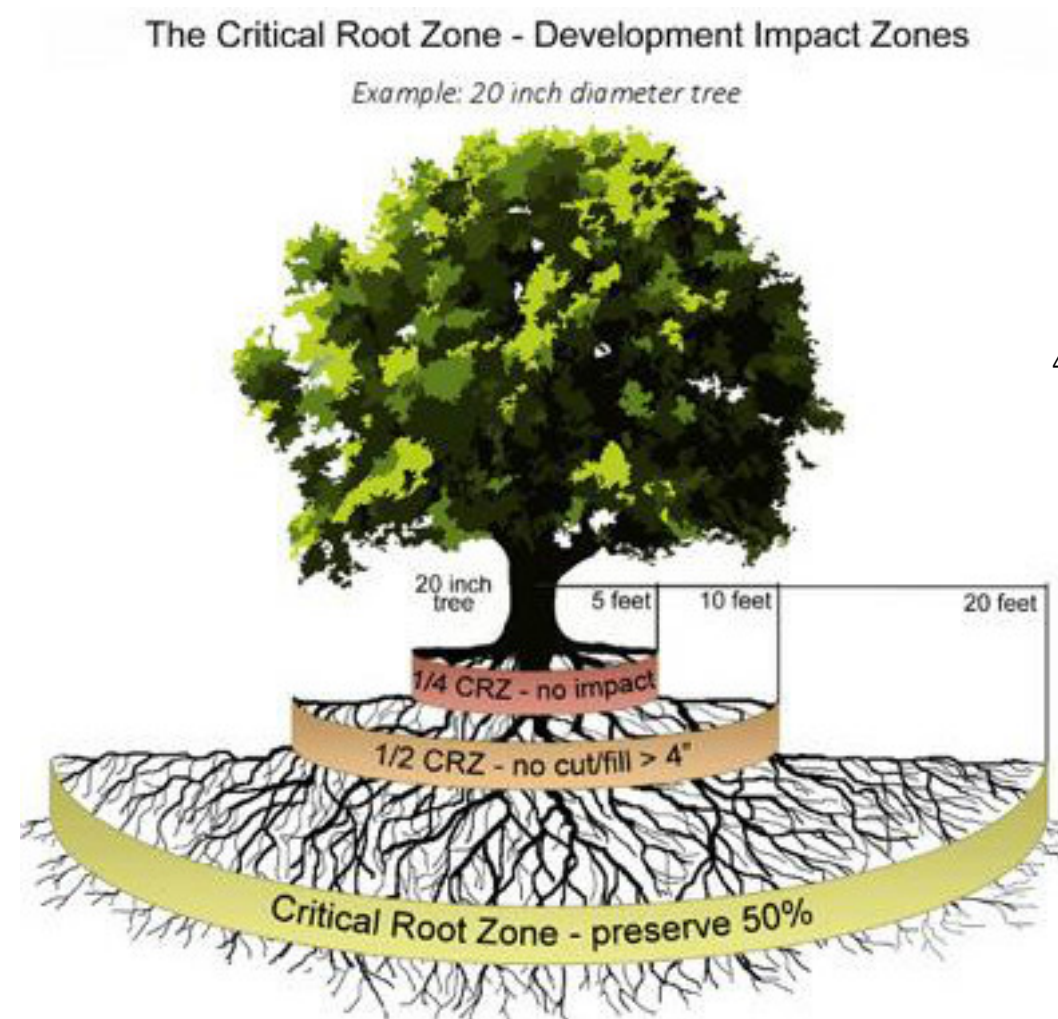
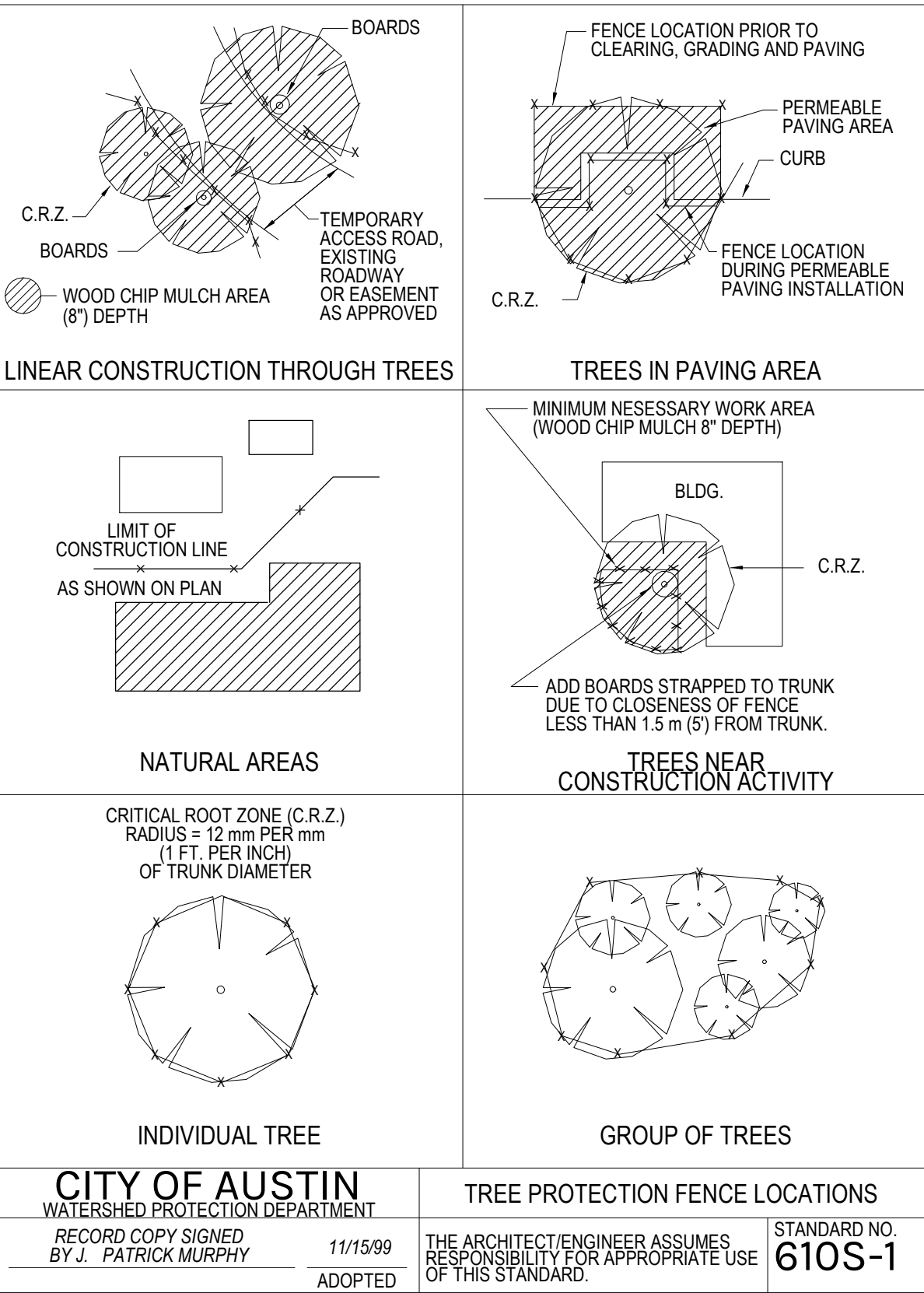
Project Number, 21-004  
Drawn By, Author  
Checked By, Checker

### TREE PRESERVATION

# A101

### GENERAL SITE NOTES

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- PERMANENT EROSION CONTROLS: ALL DISTURBED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES.
- NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 1/2 CRZ OF PROTECTED TREES (19" OR GREATER); AND THERE IS NO IMPACT ALLOWED WITHIN THE 1/4 CRZ.
- DEMOLITION WITHIN THE 1/4 AND 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.



### TREE ANALYSIS LEGEND

- 2" X 4" X 8" PLANKING ATTACHED TO THE TRUNK OF PROTECTED TREE
- ON GRADE TREE FENCE
- WOOD CHIP MULCH AREA (4" - 6" DEPTH)
- EXISTING STRUCTURE IMPACTING CRZ
- NEW STRUCTURE IMPACTING CRZ
- NEW SITWORK IMPACTING CRZ
- PROTECTED TREE FULL CRZ
- 1/4 CRZ
- 1/2 CRZ
- NON-PROTECTED TREE CRZ

### GENERAL TREE NOTES

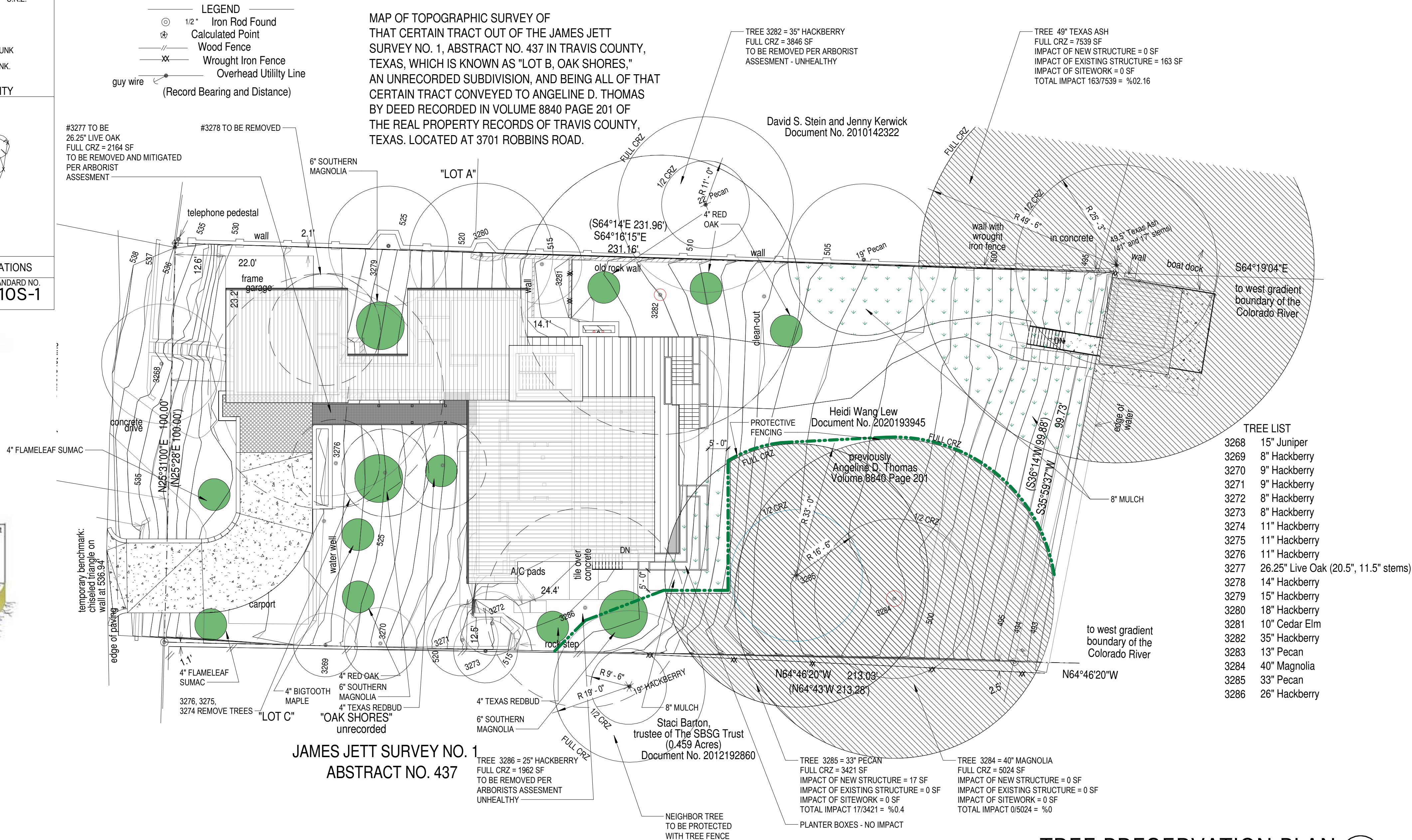
- NO BATTER BOARD OR FOUNDATION FORMWORK STAKES WITHIN THE 1/2 CRZ EXCEPT #5 REBAR W/ POINTED TIP. USE A STRONG-BACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 1/2 CRZ.
- FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN EIGHT INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
- PROVIDE 2X4 OR GREATER SIZE PLANKS (6" TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
- IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.

### TREE MITIGATION

TREE REMOVED TO BE MITIGATED  
#3277 - 26" LIVE OAK  
200% REPLACEMENT PER CITY ARBORIST = 52" REPLACEMENT

### NEW TREES TO BE PLANTED

QTY.	TREE DESCRIPTION	SIZE	TOTAL
1	SOUTHERN MAGNOLIA	6"	18"
2	TEXAS REDBUD	4"	8"
4	RED OAK	4"	16"
2	FLAMELEAF SUMAC	4"	8"
1	BIGTOOTH MAPLE	4"	4"
TOTAL			54"



TREE PRESERVATION PLAN 1  
1/16" = 1'-0"



Seal:



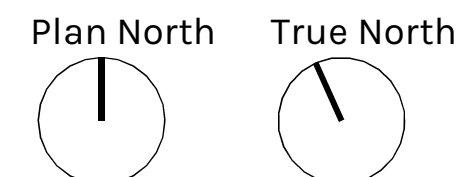
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LEW FAMILY  
RESIDENCE

ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730



Issue

1 07.12.2021 PERMIT SET  
2 03.25.2022 BOA TECH  
UPDATE

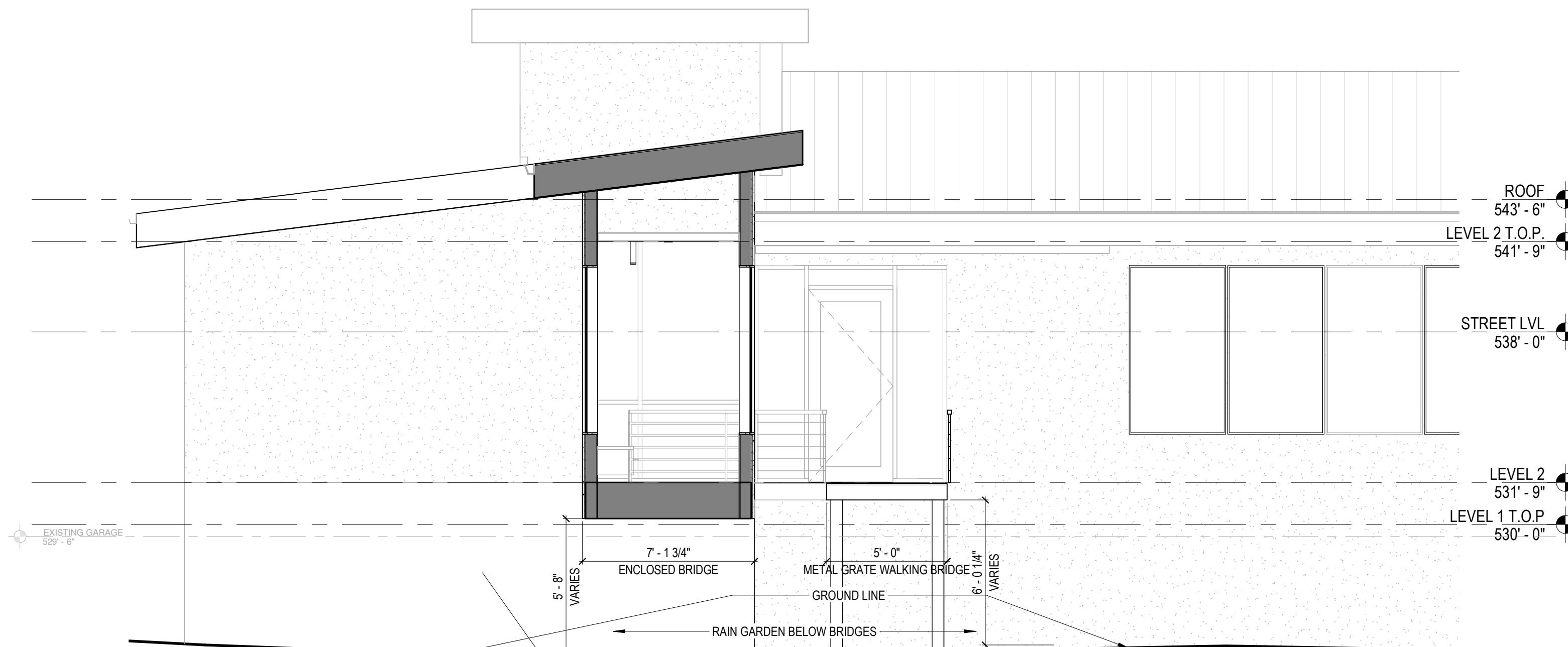
Project Number, 21-004  
Drawn By, Author  
Checked By, Checker

LANDSCAPE PLAN

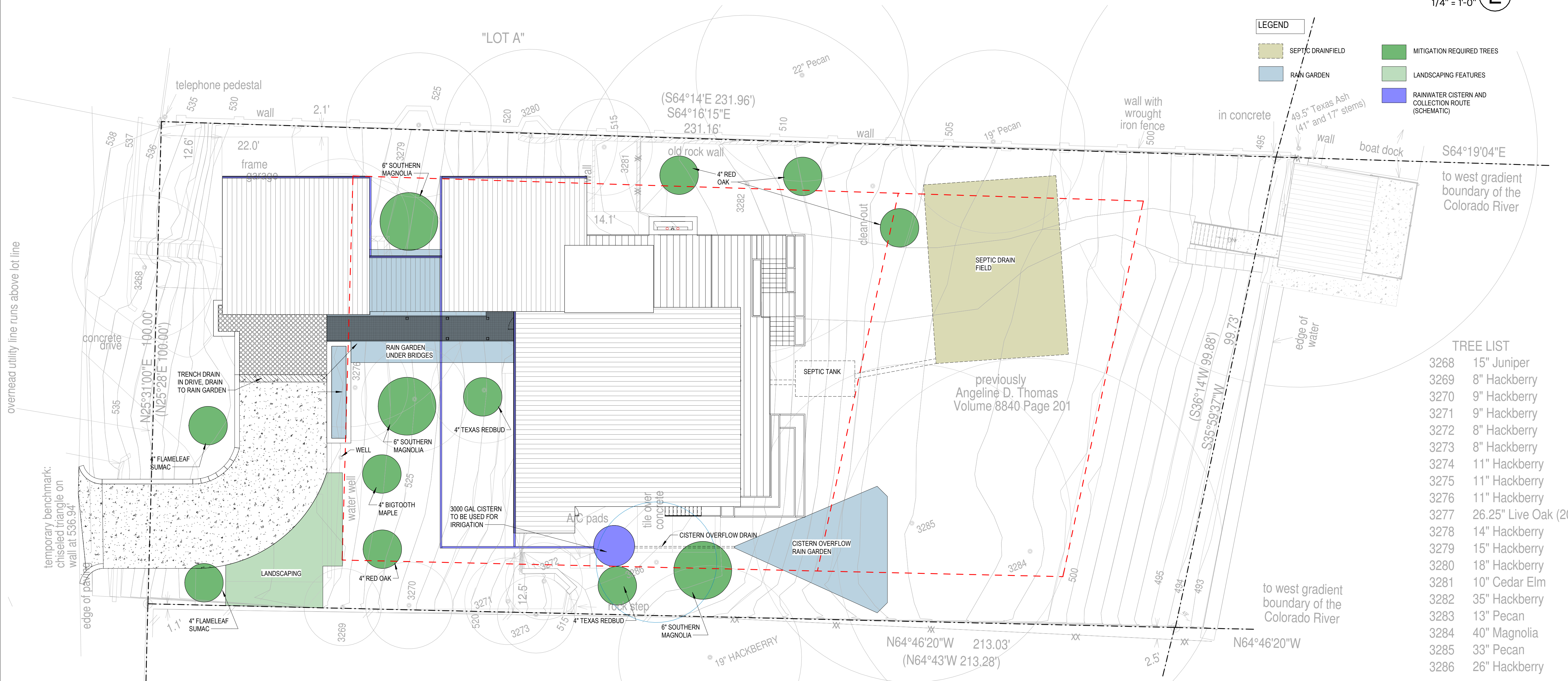
A110



3D VIEW OF BRIDGE CONNECTIONS 3



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



LANDSCAPE PLAN 1  
3/32" = 1'-0"





3027 N. LAMAR BLVD. #3028  
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512.243.8346

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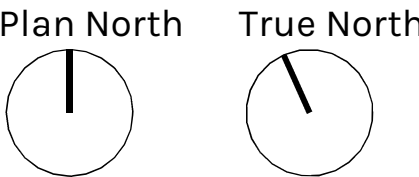
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RESIDENCE

ROBBINS ROAD

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AUSTIN TX 78730



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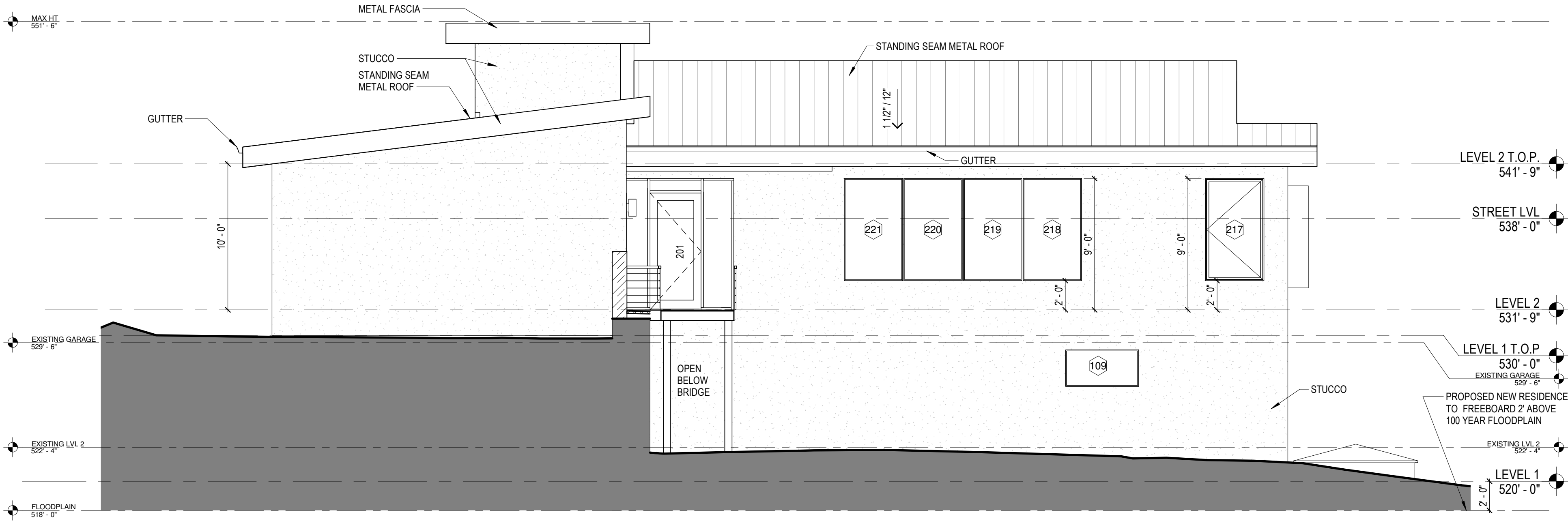
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EXTERIOR ELEVATIONS

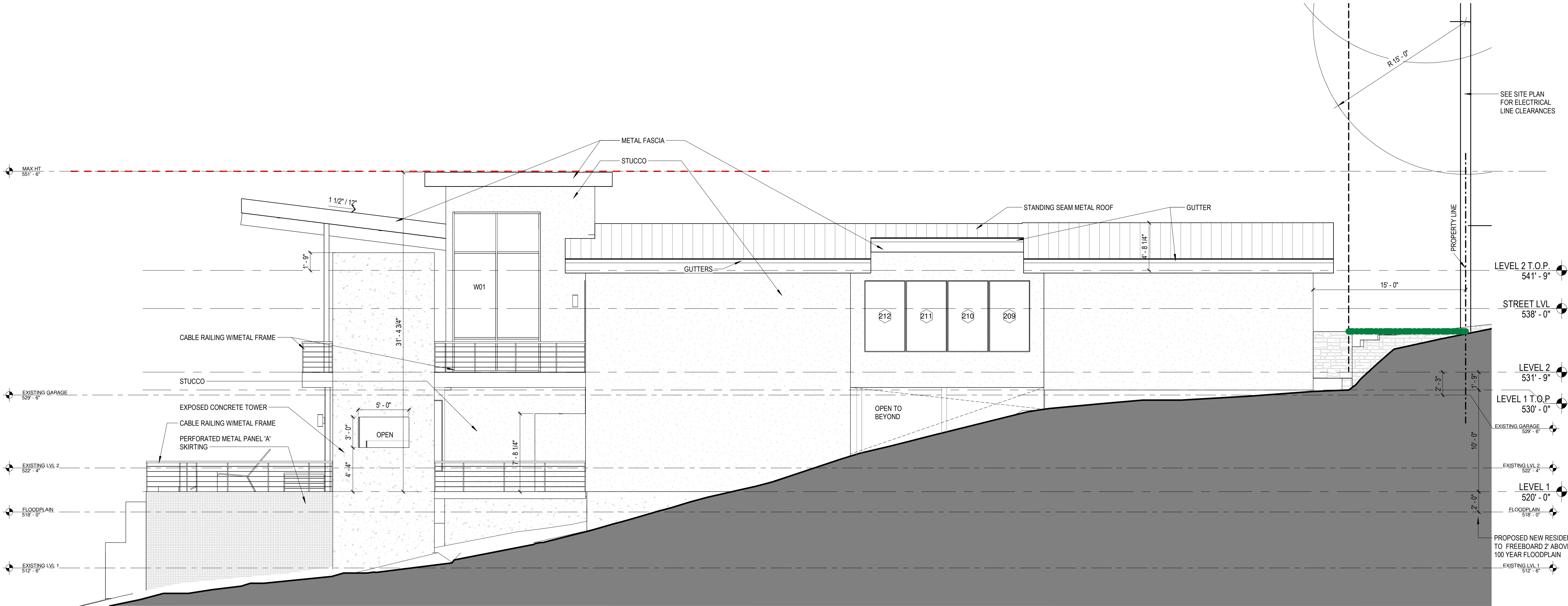
A400

GENERAL ELEVATION NOTES

- HANDRAILS: PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE OF STAIRS OR RAMP SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38 INCHES.
- CONTINUITY: SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM DIRECTLY ABOVE THE TOP RISER TO DIRECTLY ABOVE THE LOWEST RISER AND SHALL BE RETURNED.
- PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, WITH A MAXIMUM 4" OPENING.



WEST ELEVATION 2  
3/16" = 1'-0"



NORTH ELEVATION 1  
3/16" = 1'-0"



Seal:



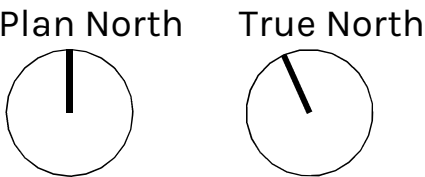
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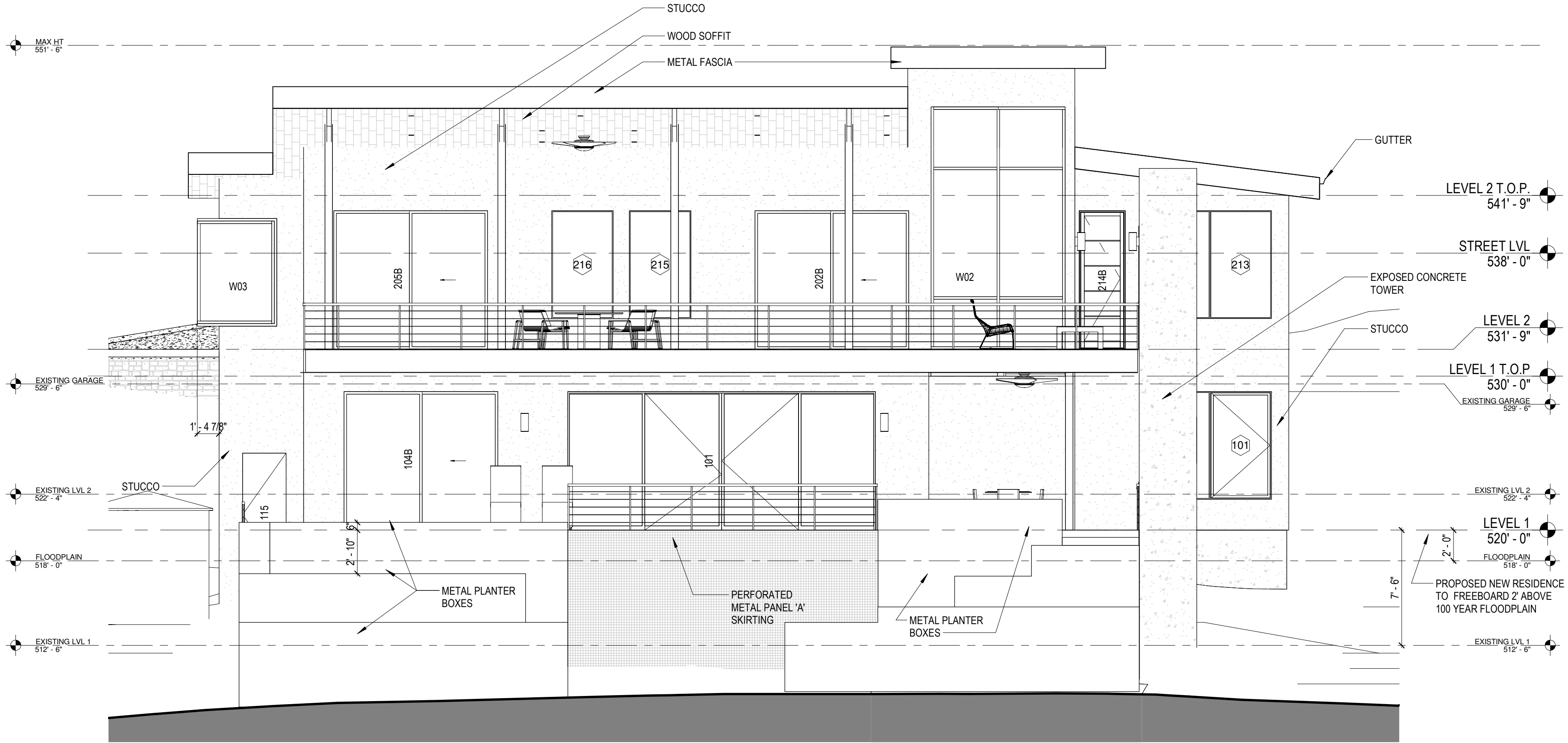
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Checked By, BS

EXTERIOR ELEVATIONS

A401

GENERAL ELEVATION NOTES

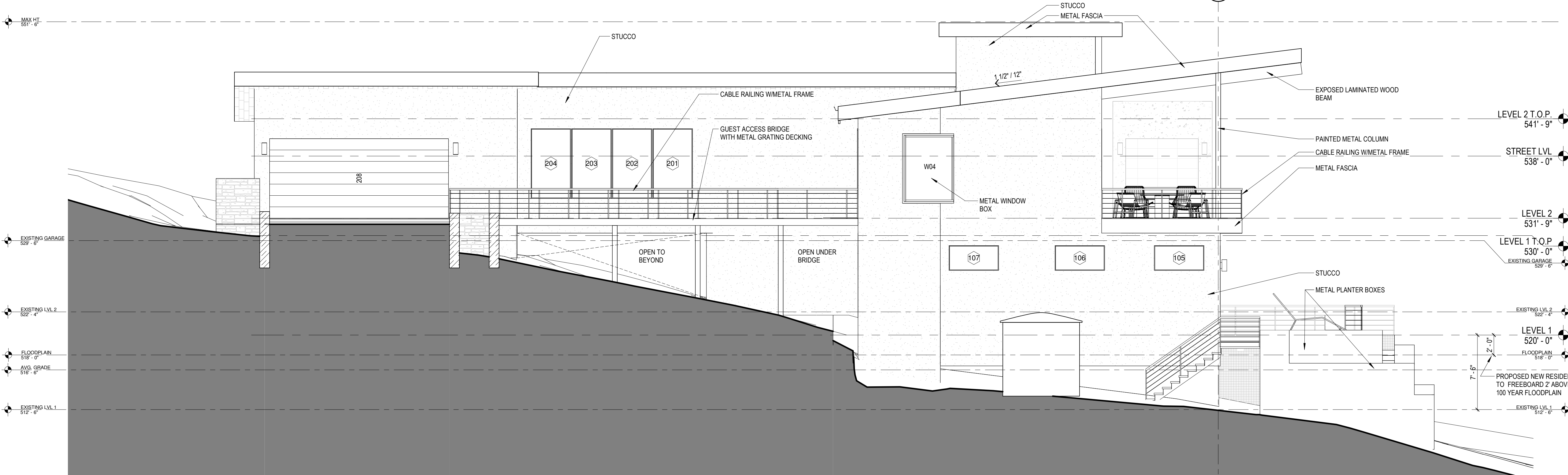
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EAST ELEVATION

3/16" = 1'-0"

2

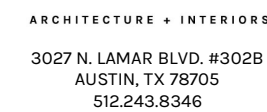


SOUTH ELEVATION

3/16" = 1'-0"

1

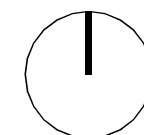




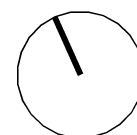
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ROBBINS ROAD

Plan North



True North



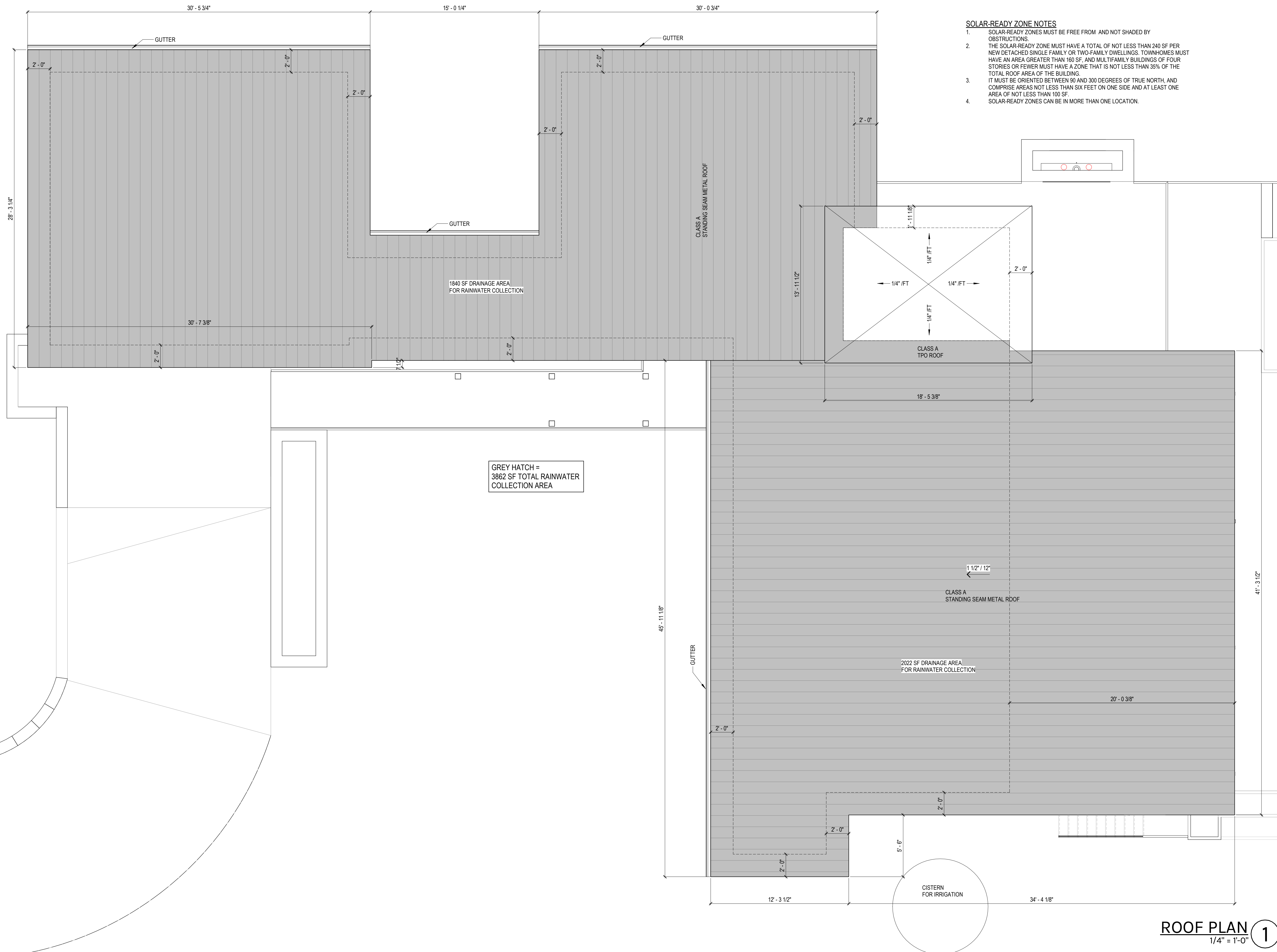
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Checked By, BS

ROOF PLAN

# A600



ROOF PLAN  
1/4" = 1'-0"



# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2022-0021

**BOA DATE:** March 14<sup>th</sup>, 2022

**ADDRESS:** 3701 Robbins Rd

**COUNCIL DISTRICT:** 10

**OWNER:** Heidi Lew

**AGENT:** Bhavani Singal

**ZONING:** LA / SF-2

**LEGAL DESCRIPTION:** ABS 437 SUR 1 JETT J ACR 0.50 OR LOT B OAK SHORES UNRECORDED

**VARIANCE REQUEST:** a) decrease the minimum Front Yard Setback from 40 feet (required) to 15 feet  
 b) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 48 percent (requested)  
 c) increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 14 percent (requested)

**SUMMARY:** erect new two story single-family residence

**ISSUES:** steep topography; 100 yr. floodplain

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LA; SF-2	Single-Family
<i>North</i>	LA; SF-2	Single-Family
<i>South</i>	LA; SF-2	Single-Family
<i>East</i>	LA	Lake Austin
<i>West</i>	SF-2	Single-Family

## **NEIGHBORHOOD ORGANIZATIONS:**

2222 Coalition of Neighborhood Associations, Inc.  
 Austin Independent School District  
 Austin Lost and Found Pets  
 Canyon Creek H.O.A.  
 Friends of Austin Neighborhoods  
 Glenlake Neighborhood Association  
 Lake Austin Collective  
 Lake Austin Ranch  
 Long Canyon Homeowners Assn.  
 Long Canyon Phase II & III Homeowners Assn Inc.  
 River Place HOA  
 Sierra Club, Austin Regional Group  
 Steiner Ranch Master Homeowners Association  
 TNR BCP – Travis County Natural Resources





# Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

## 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: 3701 Robbins Road

Subdivision Legal Description:

ABS 437 SUR 1 JETT J ACR 0.50 OR LOT B OAK SHORES UNRECORDED

Lot(s): B Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: OAK SHORES

Zoning District: LA

I/We WORKSHOP NO5 LLC on behalf of myself/ourselves as

authorized agent for HEIDI LEW affirm that on

Month January, Day 13, Year 2022, 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: New construction of a two story single family residence



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

Land Development Code LDC 25-2-551 Section C 3 impervious cover restrictions for a lot recorded before April 22, 1982 2. A variance to increase the maximum impervious coverage requirement for portions of the site with slopes of 0-15% from 35% to 48%. Proposed coverage is 48% while existing coverage is 58%. A variance to increase the maximum impervious coverage requirement for portions of the site with slopes of 26-35% from 5% to 14%. Proposed coverage is 14% while existing coverage is 4%.

Land Development Code section 25-2-492 Site Development Regulations for a Front Yard setback of 40 ft. (required) to 15 ft

## 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 site is challenged with steep topography that tends to flatten at various spots. In order to build the new home on the flatten portions of the lot we are required to exceed the impervious cover allowance by LA Zoning. While we are reducing impervious impact the % slope charts show that there are some portions that exceed allowed impervious. In addition to the topography we are having to lift the house 3' from current driveway to freeboard over the 100 year flood plain.

### Hardship

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

Hardship is unique due to the topography and the 100 year floodplain.

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

This is a common issue that many neighbors have applied to the board or adjustments for in order to rebuild on their lots.



**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:

We are redeveloping a existing single family lot to maintain the function of a single family residence. There is no change of use.

**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:

Parking variance is not being requested.

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:

Parking variance is not being requested.

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

Parking variance is not being requested.

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

Parking variance is not being requested.



### 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: WORKSHOP NO 5 Date: 1.19.2022

Applicant Name (typed or printed): BH AV ANI SING AL

Applicant Mailing Address: PO BOX 300126,

City: AUSTIN State: TX Zip: 7 87 03

Phone (will be public information): 832 641 2370

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:  P.P. Date: 01/14/2022

Owner Name (typed or printed): Heidi Lew

Owner Mailing Address: 5705 Petty St. Suite A

City: Houston State: TX Zip: 77007

Phone (will be public information): (713) 858-3409

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

### Section 5: Agent Information

Agent Name: Workshop No 5

Agent Mailing Address: PO Box 300126

City: Austin State: TX Zip: 7 87 03

Phone (will be public information): 832 641 2370

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

### 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).

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01.19.2022

City of Austin Board of Adjustment

Permit #2021-132484 PR

To Whom it may concern,

We are requesting a several variances for the property at 3701 Robbins Road.

1. A variance to decrease the front yard setback from 40' to 15'. The existing garage is currently set at 15'. We are proposing to match that with the new build. Site topography combined with floor plain elevation and accessibility requirements set the garage elevation and therefor location close to the street.
2. A variance to increase the maximum impervious coverage requirement for portions of the site with slopes of 0-15% from 35% to 48%. Proposed coverage is 48% while existing coverage is 58%.
3. A variance to increase the maximum impervious coverage requirement for portions of the site with slopes of 26-35% from 5% to 14%. Proposed coverage is 14% while existing coverage is 4%.

The steep sloping site, limited areas of low slope for building, the 100 year flood plain elevation @ 518 + 2' for freeboard and accessibility requirements for aging clients introduce hardships that are unavoidable. The proposed design limits the need for variances to an absolute minimum.

Sincerely,

Bhavani Singal



Principal  
Workshop No.5 LLC





**City of Austin  
Development Services Department  
Land Status Determination  
1995 Rule Platting Exception**

**June 07, 2021**

File Number: **C8I-2021-0231**

Address: **3701 ROBBINS RD**

Tax Parcel I.D. # **0133210306**

Tax Map Date: **6/7/2021**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **all of that 0.505 acre of land, more or less, out of the James Jett survey NO.1, Abstract NO. 437 in Travis County, Texas** in the current deed, recorded on **October 15, 2020, in Document #2020193945, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **October 08, 1984, in Volume 8840, Page 197, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **electric service on June 14, 1979**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Amy Combs  
Representative of the Director  
**Development Services Department**





## Property Profile

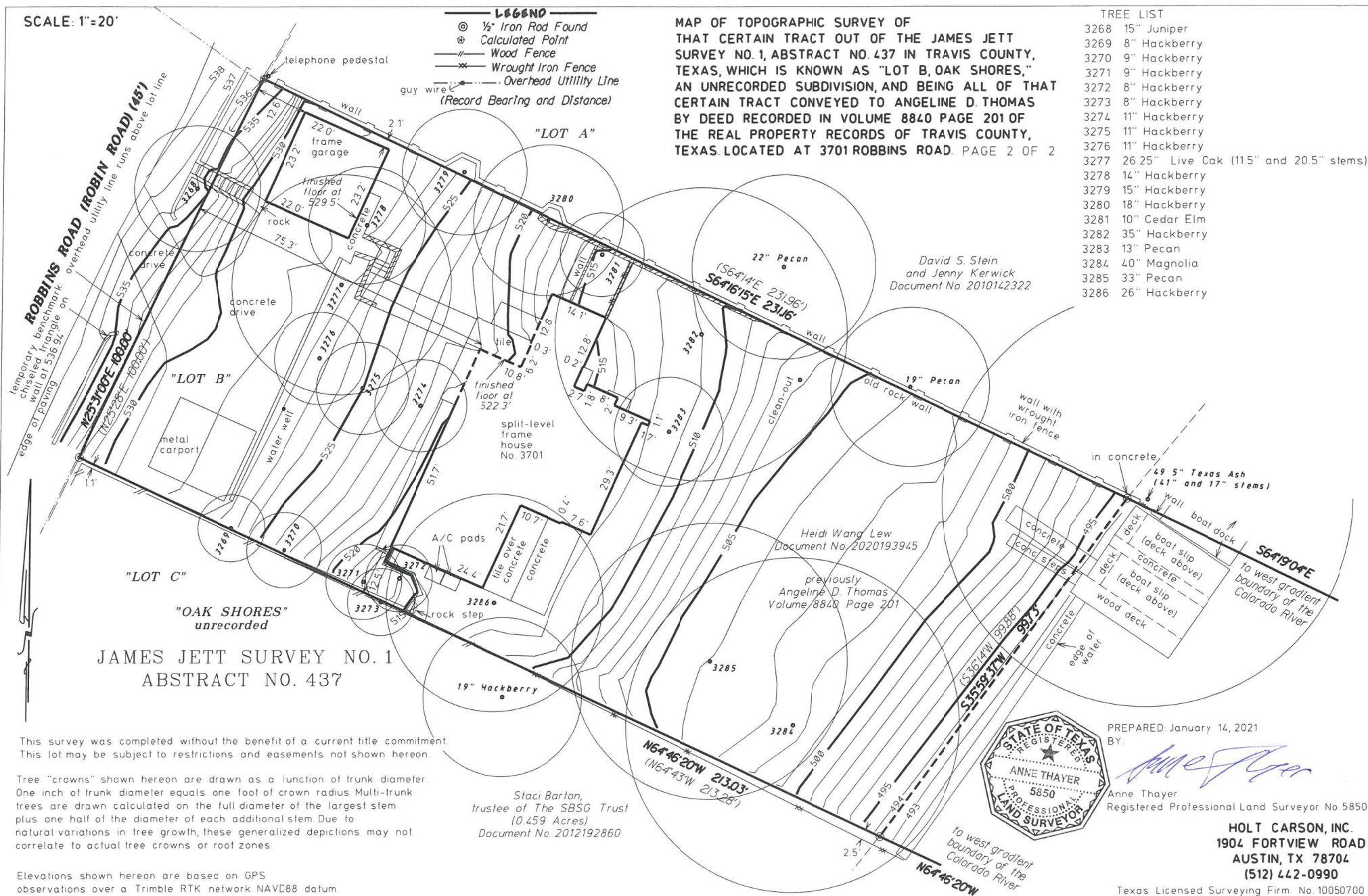


0.0 0 0.01 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

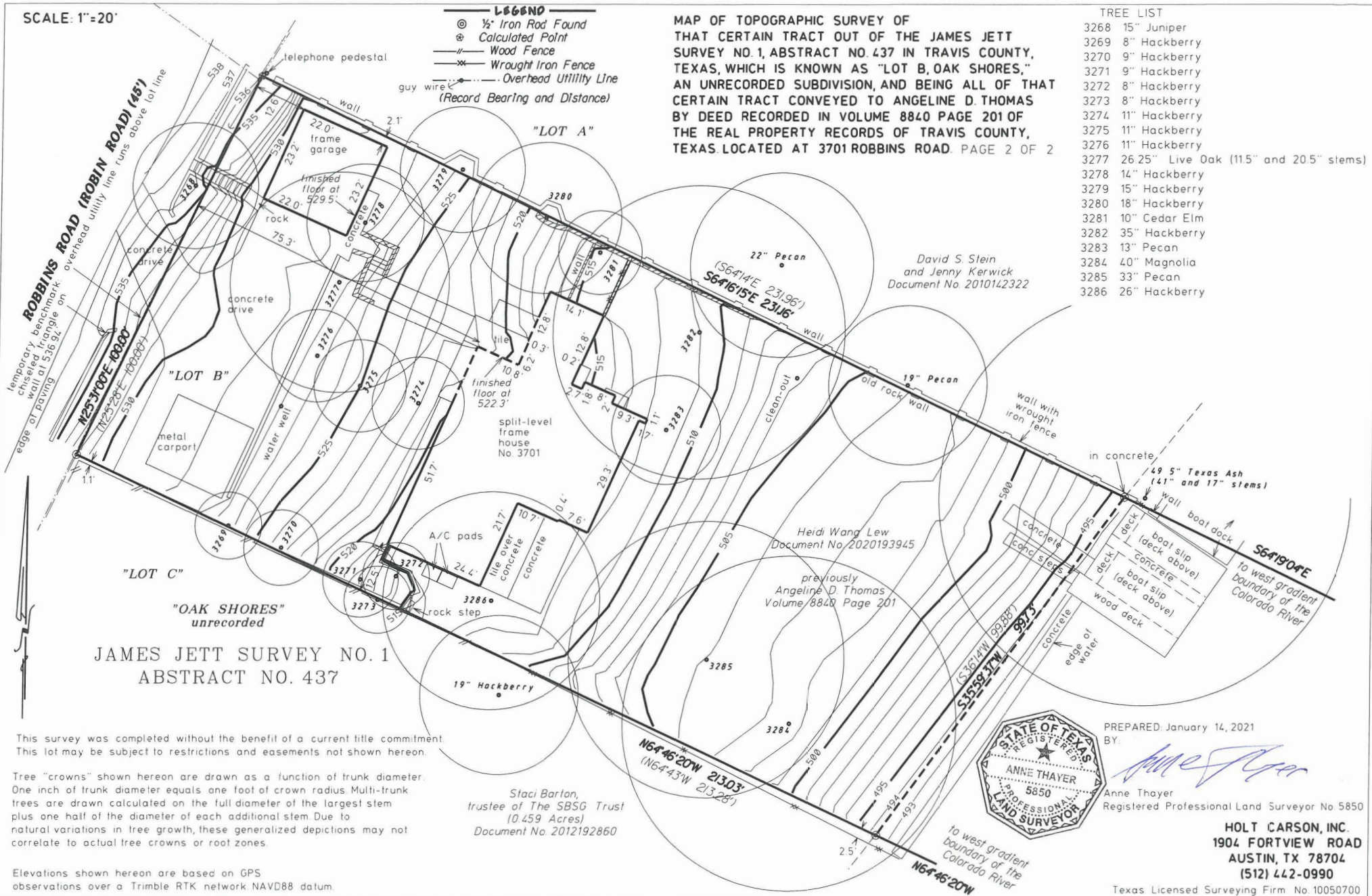
Date Printed:

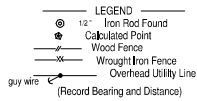
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





SCALE: 1"=20'





MAP OF TOPOGRAPHIC SURVEY OF THAT CERTAIN TRACT OUT OF THE JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437 IN TRAVIS COUNTY, TEXAS, WHICH IS KNOWN AS "LOT B, OAK SHORES," AN UNRECORDED SUBDIVISION, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO ANGELINE D. THOMAS BY DEED RECORDED IN VOLUME 8840 PAGE 201 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 3701 ROBBINS ROAD.

David S. Stein and Jenny Kenwick  
Document No. 2010142322

SPACES	EXISTING
TOTAL BUILDING COVERAGE	2,676 SF
DRIVEWAY / SIDEWALKS / PATIOS	3,095 SF
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>5,671 SF</b>
LOT SIZE	2,273 SF
TOTAL IMPERVIOUS COVERAGE %	25%

SITE AREA	22,723 SF
EXISTING BUILDING AREA	2,676 SF
EXISTING DRIVEWAY AREA	3,095 SF

TOTAL EXISTING IMPERVIOUS COVER 5,671 SF = 25% NOT INCLUDING EXISTING RETAINING WALLS

**SHORELINE** MEANS THE 492.8 TOPOGRAPHIC CONTOUR LINE ALONG THE SHORES OF LAKE AUSTIN

**SHORELINE SETBACK** MEANS THE LINE PARALLEL TO THE SHORELINE AND AT A DISTANCE FROM THE SHORELINE THAT IS PRESCRIBED IN THIS SECTION.

**SHORELINE SETBACK AREA** MEANS THE AREA BETWEEN THE SHORELINE AND THE SHORELINE SETBACK. AREA IS EXCLUDED FROM IMPERVIOUS COVER CALCULATIONS.

**SECTION 26-2-561 LAKE AUSTIN DISTRICT REGULATIONS**  
SHORELINE SETBACK IN LAKE AUSTIN DISTRICT SETBACK -

75 FEET

OR

25 FEET IF THE LOT IS LOCATED IN A SUBDIVISION PLAT RECORDED BEFORE APRIL 22, 1982, OR IS A LEGAL TRACT EXEMPT FROM THE REQUIREMENT TO PLAT

**LOT INCLUDED IN A SUBDIVISION PLAT RECORDED AFTER APRIL 22, 1982, IMPERVIOUS COVER MAY NOT EXCEED:**

- (A) 20% ON A SLOPE WITH A GRADIENT OF 25% OR LESS  
(B) 10% ON A SLOPE WITH A GRADIENT OF MORE THAN 25% AND NOT MORE THAN 35%

**LOT INCLUDED IN A SUBDIVISION PLAT RECORDED BEFORE APRIL 22, 1982, OR A TRACT THAT IS NOT REQUIRED TO BE PLATTED, IMPERVIOUS COVER MAY NOT EXCEED:**

- (A) 35% ON A SLOPE WITH A GRADIENT OF 15% OR LESS  
(B) 10% ON A SLOPE WITH A GRADIENT OF MORE THAN 15% AND NOT MORE THAN 25%  
(C) 5% ON A SLOPE WITH A GRADIENT OF MORE THAN 25% AND NOT MORE THAN 35%

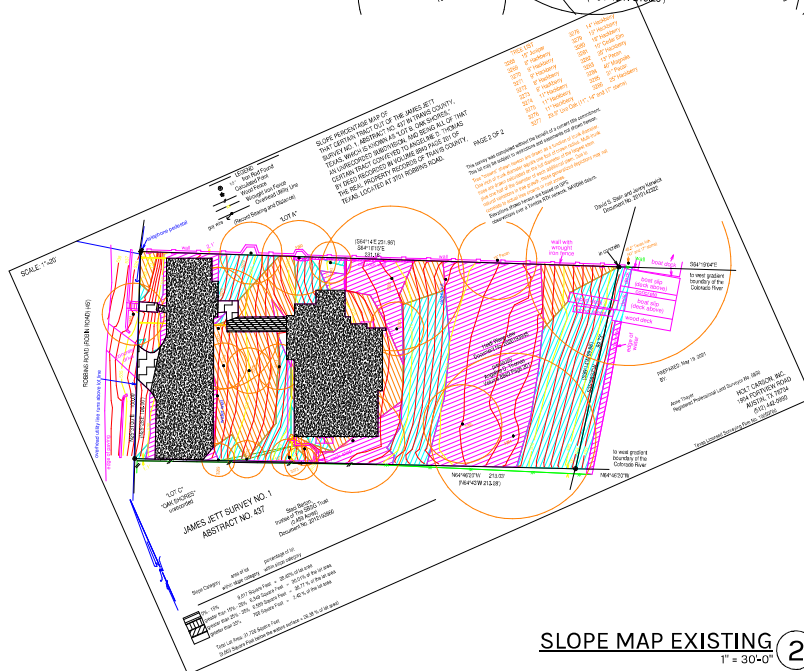
	TOTAL SQUARE FOOTAGES PER SLOPE DESIGNATION	SLOPE	ALLOWED IMP COVER %	EXIST-ING IMP COVER %	EXISTING IMP COVER S.F.	PROPOSED IMP COVER %	PROPOSED IMP COVER S.F.	PROPOSED DECKING AT 150 S.F.	PROPOSED IMP COVER BLOCKS/DRIVE S.F.	PROPOSED IMP COVER TOTAL S.F.
	300.7	0-15%	35%	18%	5207.39	44%	6910	44%	3910	4250
	6349	16-25%	10%	18%	201	10%	250	10%	494	819
	6589	26-35%	5%	4%	263	14%	970	14%	435	920
	768	35%+								
<b>Totals</b>	<b>22,723</b>				<b>5,671.39</b>		<b>10,580</b>			<b>5,671</b>
	EXISTING IMP TOTAL SF			5,671.39						
	EXISTING IMP TOTAL %			25%						
	PROPOSED IMP TOTAL SF			5,896.51						
	PROPOSED IMP TOTAL %			26%						

#### TREE LIST

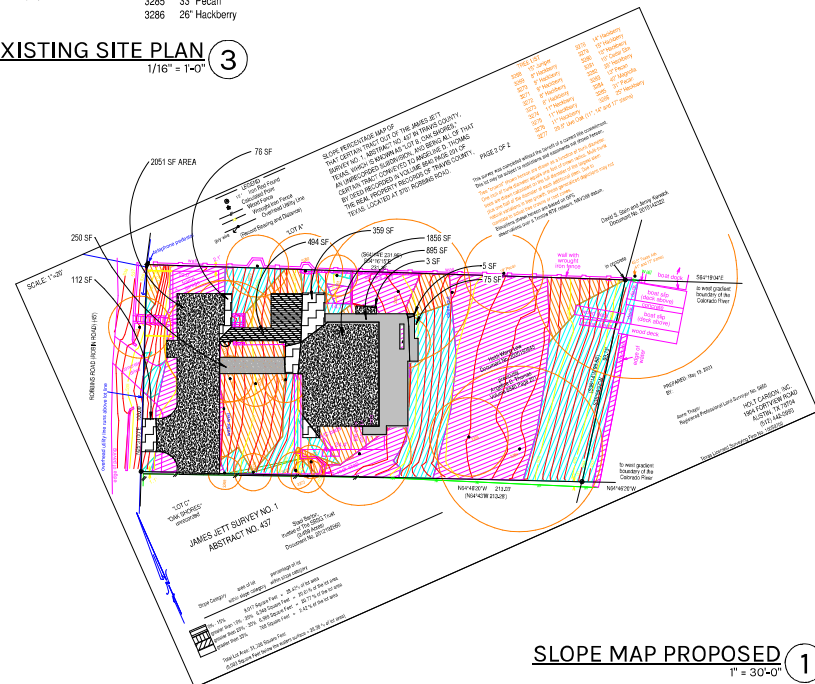
3298	15' Juniper
3269	8' Hackberry
3270	9' Hackberry
3271	9' Hackberry
3272	8' Hackberry
3273	8' Hackberry
3274	11' Hackberry
3275	11' Hackberry
3276	11' Hackberry
3277	26.25' Live Oak (20.5', 11.5' stem)
3278	14' Hackberry
3279	15' Hackberry
3280	18' Hackberry
3281	10' Cedar Elm
3282	35' Hackberry
3283	13' Pecan
3284	40' Magnolia
3285	33' Pecan
3286	26' Hackberry

### EXISTING SITE PLAN ③

1/16" = 1'-0"



**SLOPE MAP EXISTING ②**  
1" = 30'-0"



**SLOPE MAP PROPOSED ①**  
1" = 30'-0"

#### WORKSHOP



3017 N LAMAR BLVD, AUSTIN, TX 78703  
(512) 452-8545

Seal:



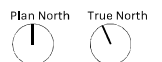
07.12.2021

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

#### ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730



Issue  
1 07.12.2021 PERMIT SET

Project Number, 21-004  
Drawn By, BN  
Checked By, BS

SITE ANALYSIS

**A002**



Seal:

07.12.2021

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

**ROBBINS ROAD**  
3701 ROBBINS RD  
AUSTIN TX 78730

Plan North True North

Issue  
1 07.12.2021 PERMIT SET

Project Number, 21-004  
Drawn By, BN  
Checked By, BS

SITE ANALYSIS

**A002**

**LEGEND**  
1/2" Iron Rod Found  
Calculated Point  
Wood Fence  
Wrought Iron Fence  
Overhead Utility Line  
(Record Bearing and Distance)  
grey wire

MAP OF TOPOGRAPHIC SURVEY OF  
THAT CERTAIN TRACT OUT OF THE JAMES JETT  
SURVEY NO. 1, ABSTRACT NO. 437 IN TRAVIS COUNTY,  
TEXAS, WHICH IS KNOWN AS "LOT B, OAK SHORES,"  
AN UNRECORDED SUBDIVISION, AND BEING ALL OF THAT  
CERTAIN TRACT CONVEYED TO ANGELINE D. THOMAS  
BY DEED RECORDED IN VOLUME 8840 PAGE 201 OF  
THE REAL PROPERTY RECORDS OF TRAVIS COUNTY,  
TEXAS, LOCATED AT 3701 ROBBINS ROAD.

David S. Stein and Jenny Karwick  
Document No. 2010142322

SPACES	EXISTING
TOTAL BUILDING COVERAGE	2678 SF
DRIVEWAY / SIDEWALKS / PATIOS	3095 SF
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>5671 SF</b>
LOT SIZE	22723 SF
TOTAL IMPERVIOUS COVERAGE %	25%

SITE AREA	22,723 SF
EXISTING BUILDING AREA	2,576 SF
EXISTING DRIVEWAY AREA	3,095 SF

TOTAL EXISTING IMPERVIOUS COVER 5,671 SF = 25% NOT INCLUDING EXISTING RETAINING WALLS

**SHORELINE** MEANS THE 492.8 TOPOGRAPHIC CONTOUR LINE ALONG THE SHORES OF LAKE AUSTIN

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**SECTION 25-2-551 LAKE AUSTIN DISTRICT REGULATIONS**

SETBACK -

75 FEET

OR

25 FEET IF THE LOT IS LOCATED IN A SUBDIVISION PLAT RECORDED BEFORE APRIL 22, 1982, OR IS A LEGAL TRACT EXEMPT FROM THE REQUIREMENT TO PLAT

**LOT INCLUDED IN A SUBDIVISION PLAT RECORDED AFTER APRIL 22, 1982, IMPERVIOUS COVER MAY NOT EXCEED:**

- (A) 25% ON A SLOPE WITH A GRADIENT OF 25% OR LESS
- (B) 10% ON A SLOPE WITH A GRADIENT OF MORE THAN 25% AND NOT MORE THAN 35%

**LOT INCLUDED IN A SUBDIVISION PLAT RECORDED BEFORE APRIL 22, 1982, OR A TRACT THAT IS NOT REQUIRED TO BE PLATTED, IMPERVIOUS COVER MAY NOT EXCEED:**

- (A) 35% ON A SLOPE WITH A GRADIENT OF 15% OR LESS
- (B) 10% ON A SLOPE WITH A GRADIENT OF MORE THAN 15% AND NOT MORE THAN 25%
- (C) 5% ON A SLOPE WITH A GRADIENT OF MORE THAN 25% AND NOT MORE THAN 35%

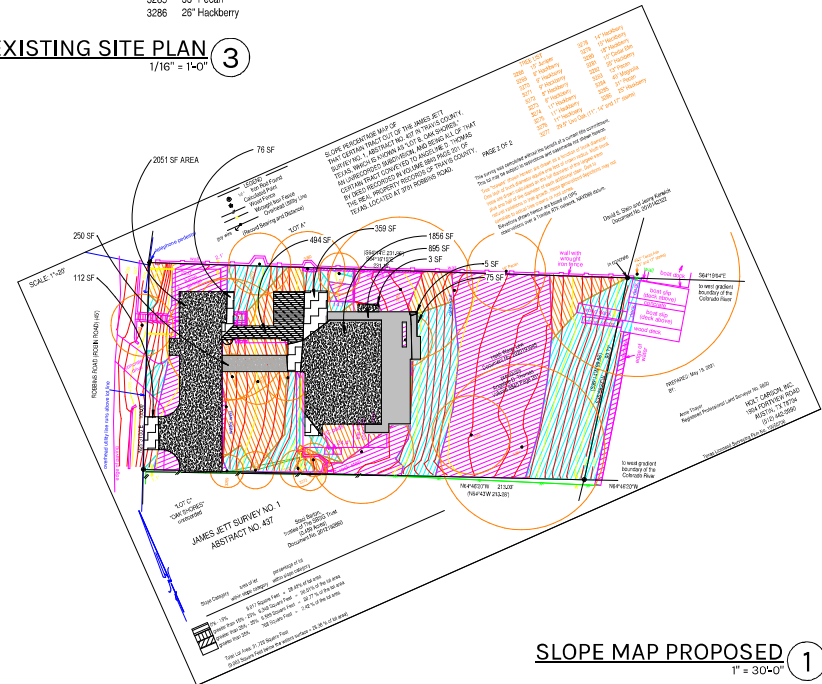
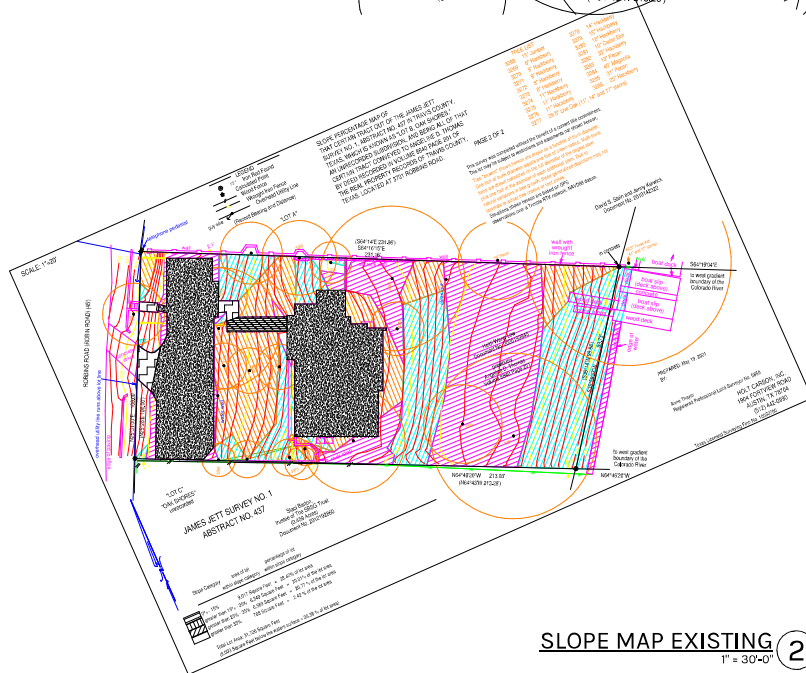
USING CALCULATIONS  
BELOW

TOTAL SQUARE FOOTAGES PER SLOPE DESIGNATION	SLOPE	ALLOWED IMP COVER %	EXISTING IMP COVER %	EXISTING IMP COVER S.F.	PROPOSED IMP COVER S.F.	PROPOSED IMPF COVER %50 S.F.	PROPOSED IMPF COVER BUDGS/DRIVE S.F.	PROPOSED IMPF COVER TOTAL S.F.
9017	0-15%	35%	25%	3267.29	4881	4881	39210	42541
63491	16-25%	10%	3%	751	10%	2501	494	619
6589	26-35%	5%	0%	2013	14%	9701	433	920
718	35% +			0	0	0	0	0
<b>TOTALS</b>				<b>5673.39</b>		<b>10581</b>		<b>50871</b>
EXISTING IMP TOTAL SF				5671.39				
PROPOSED IMP TOTAL SF				5886.5				
PROPOSED IMP TOTAL %				26%				

**TREE LIST**

3268	15' Juniper
3269	8" Hackberry
3270	9" Hackberry
3271	9" Hackberry
3272	8" Hackberry
3273	8" Hackberry
3274	11" Hackberry
3275	11" Hackberry
3276	11" Hackberry
3277	26.25" Live Oak (20.5", 11.5" stem)
3278	14" Hackberry
3279	15" Hackberry
3280	18" Hackberry
3281	10" Cedar Elm
3282	35" Hackberry
3283	13" Pecan
3284	40" Magnolia
3285	33" Pecan
3286	25" Hackberry

**EXISTING SITE PLAN 3**  
1/16" = 1'-0"



Seal:

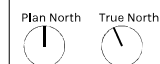
01.05.2022

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730



Issue

1 07.12.2021 PERMIT SET  
2 01.05.2022 COA COMMENTS

Project Number, 21-004  
Drawn By, BS  
Checked By, BS

SITE PLAN

**A100**

City of Austin  
Calculation Aid (Page 2) for Residential Building Review

Enter into the table below all existing, new/added square footages, and lot size.  
If subtracting square footage, use a negative in front of the number (eg. -12).

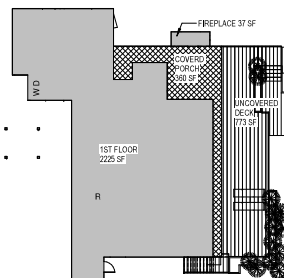
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor	0.00	2225.00	2225.00
2nd floor	1764.00		1764.00
2nd floor not above 1st		-107.00	307.00
Basement			0.00
Covered parking		-499.00	499.00
Covered deck			0.00
Covered porch	360.00		360.00
Covered patio			0.00
Balcony		818.00	818.00
Other roofed areas			0.00
Total Building Area	0.00	5573.00	5573.00
Total Building Coverage	0.00	3191.00	3191.00
Driveway		1624.00	1624.00
Sidewalks			0.00
Uncovered patio			0.00
Uncovered deck		1148.00	574.00
Other flatwork (pool coping, retaining walls, etc)		37.00	37.00
Total Impervious Coverage	0.00	6000.00	5626.00
Pool (surface area)			0.00
Spa (surface area)			0.00

Lot size 22723.00

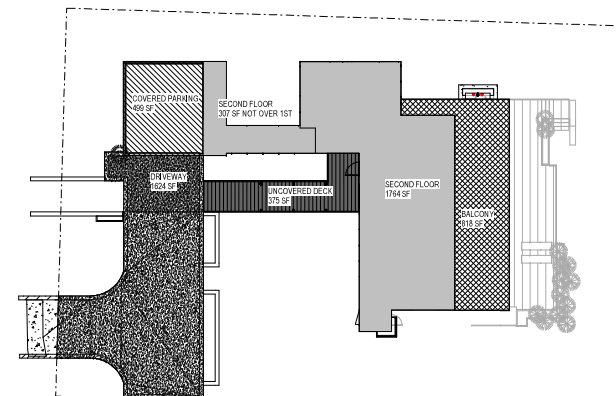
Existing Building Coverage % 0.00%  
Total Building Coverage % 14.92%  
Existing Impervious Coverage % 0.00%  
Total Impervious Coverage % 24.75%

Gross Floor Area 5155.00  
Garage Exemption 200  
Attic Exemption 0  
Basement Exemption 0  
Porch Exemption 360.00

TOTAL GROSS FLOOR AREA 4595.00 0.202218017



AREA ANALYSIS - LEVEL 1 ③  
1/16" = 1'-0"



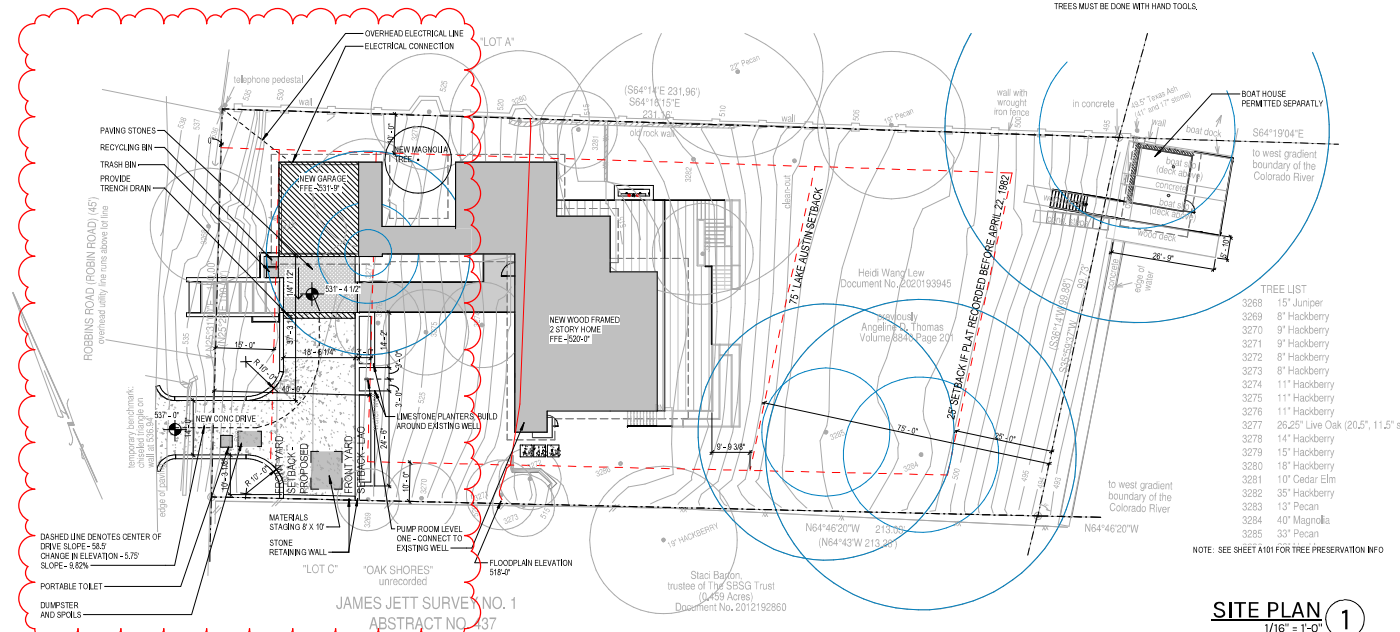
AREA ANALYSIS - LEVEL 2 ④  
1/16" = 1'-0"

## LEGEND

- CM 1/2" IRON ROD FOUND (UNLESS STATED)
- (1) CONTROL MONUMENT
- BL RECORD INFORMATION
- P.U.E. BUILDING LINE
- DR PUBLIC UTILITY EASEMENT
- AC AIR CONDITIONING UNIT
- WF WOOD PRIVACY FENCE
- D.E. DRAINAGE EASEMENT
- ICV IRRIGATION CONTROL VALVE
- OHV OVERHEAD ELECTRICAL LINE

## GENERAL SITE NOTES

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND THE NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK, CLEARING, GRUBBING, OR EXCAVATIONS.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- PERMANENT EROSION CONTROLS. ALL DESTROYED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES.
- NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 1/2 CRZ OF PROTECTED TREES (10' OR GREATER), AND THERE IS NO BRANCH ALLOWED WITHIN THE 1/2 CRZ.
- DEMOLITION WITHIN THE 1/4 AND 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.



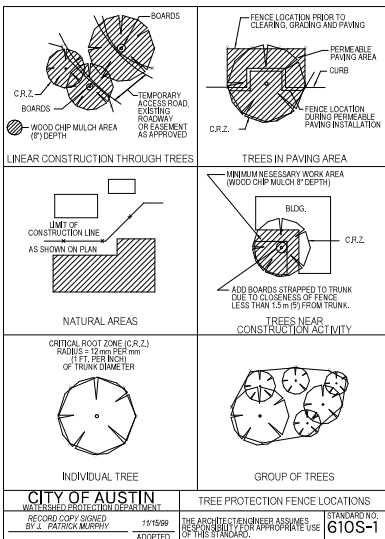
NOTE: SEE SHEET A101 FOR TREE PRESERVATION INFO

SITE PLAN ①  
1/16" = 1'-0"



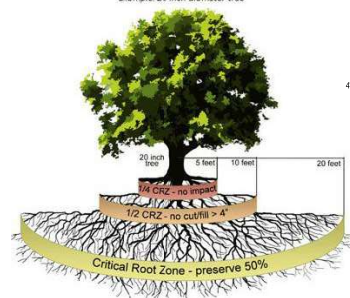
## GENERAL SITE NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEEDMENTATION CONTROLS AND TREE NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEEDMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. PERMANENT EROSION CONTROLS: ALL DISTURBED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS.
4. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES.
5. NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 12 CRZ OF PROTECTED TREES (10' OR GREATER), AND THERE IS NO IMPACT ALLOWED WITHIN THE 14 CRZ.
6. DEMOLITION WITHIN THE 14 AND 12 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.



## The Critical Root Zone - Development Impact Zones

Example: 20 inch diameter tree



## TREE ANALYSIS LEGEND

- 2" X 4" X 8' PLANNING ATTACHED TO THE TRUNK OF PROTECTED TREE
- ON GRADE TREE FENCE
- WOOD CHIP MULCH AREA (4" - 6" DEPTH)
- EXISTING STRUCTURE IMPACTING CRZ
- NEW STRUCTURE IMPACTING CRZ
- NEW SITEWORK IMPACTING CRZ
- PROTECTED TREE FULL CRZ
- 14 CRZ
- 12 CRZ
- NON-PROTECTED TREE CRZ

## GENERAL TREE NOTES

1. NO BATTER BOARD OR FOUNDATION FORMWORK STAKES WITHIN THE 1/2 CRZ EXCEPT AS PERMANENT POINTS. USE A STRONG-BACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 1/2 CRZ.
2. FENCING IS REQUIRED TO BE CHAINLINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, THE FENCING SHALL BE CHAINLINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, THE FENCING SHALL BE CHAINLINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, THE FENCING SHALL BE CHAINLINK MESH AT A MINIMUM HEIGHT OF FIVE FEET.
3. PROVIDE 24" OR GREATER SIZE PLANKS (8' TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
4. IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLANKS OVER 24" LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.

## TREE MITIGATION

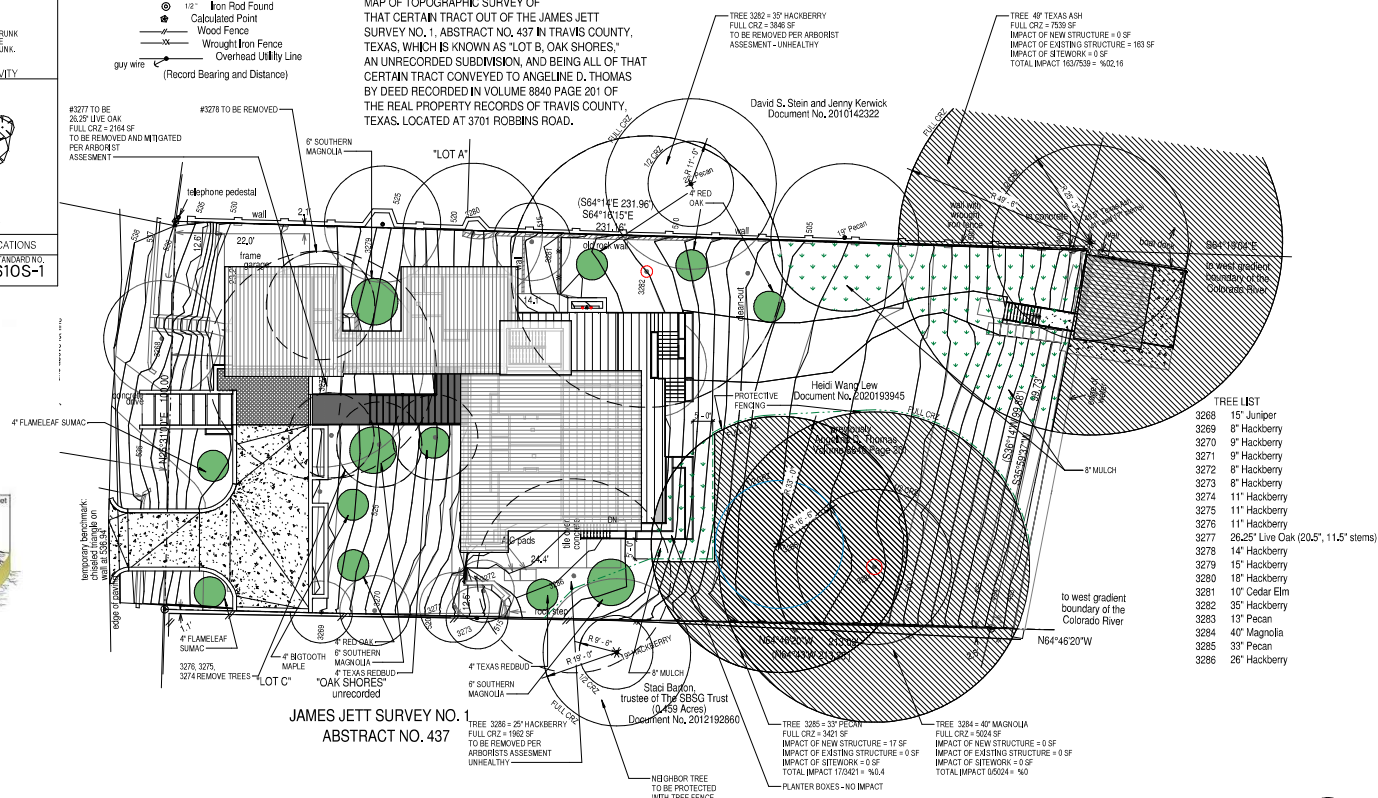
TREE REMOVED TO BE MITIGATED  
#3277 - 20" LIVE OAK  
100% REPLACEMENT PER CITY ARBORIST = 52' REPLACEMENT

## NEW TREES TO BE PLANTED

QTY.	TREE DESCRIPTION	SIZE	TOTAL
3	SOUTHERN MAGNOLIA	6" 18"	
2	TEXAS REDBUD	6" 8"	
4	RED OAK	6" 10"	
2	FLAMELEAF SUMAC	6" 8"	
1	BISTORTOOTH MAPLE	6" 4"	
TOTAL			54'



MAP OF TOPOGRAPHIC SURVEY OF THAT CERTAIN TRACT OUT OF THE JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437 IN TRAVIS COUNTY, TEXAS, WHICH IS KNOWN AS "LOT B, OAK SHORES," AN UNRECORDED SUBDIVISION, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO ANGELINE D. THOMAS BY DEED RECORDED IN VOLUME 8840 PAGE 201 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 3701 ROBBINS ROAD.



## TREE PRESERVATION PLAN 1

1/16" = 1'-0"

## WORKSHOP



Seal:

01.05.2022

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

## ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730

Plan North True North



## Issue

- |              |              |
|--------------|--------------|
| 1 07.12.2021 | PERMIT SET   |
| 2 01.05.2022 | COA COMMENTS |

Project Number, 21-004  
Drawn By, Author  
Checked By, Checker

## TREE PRESERVATION

A101













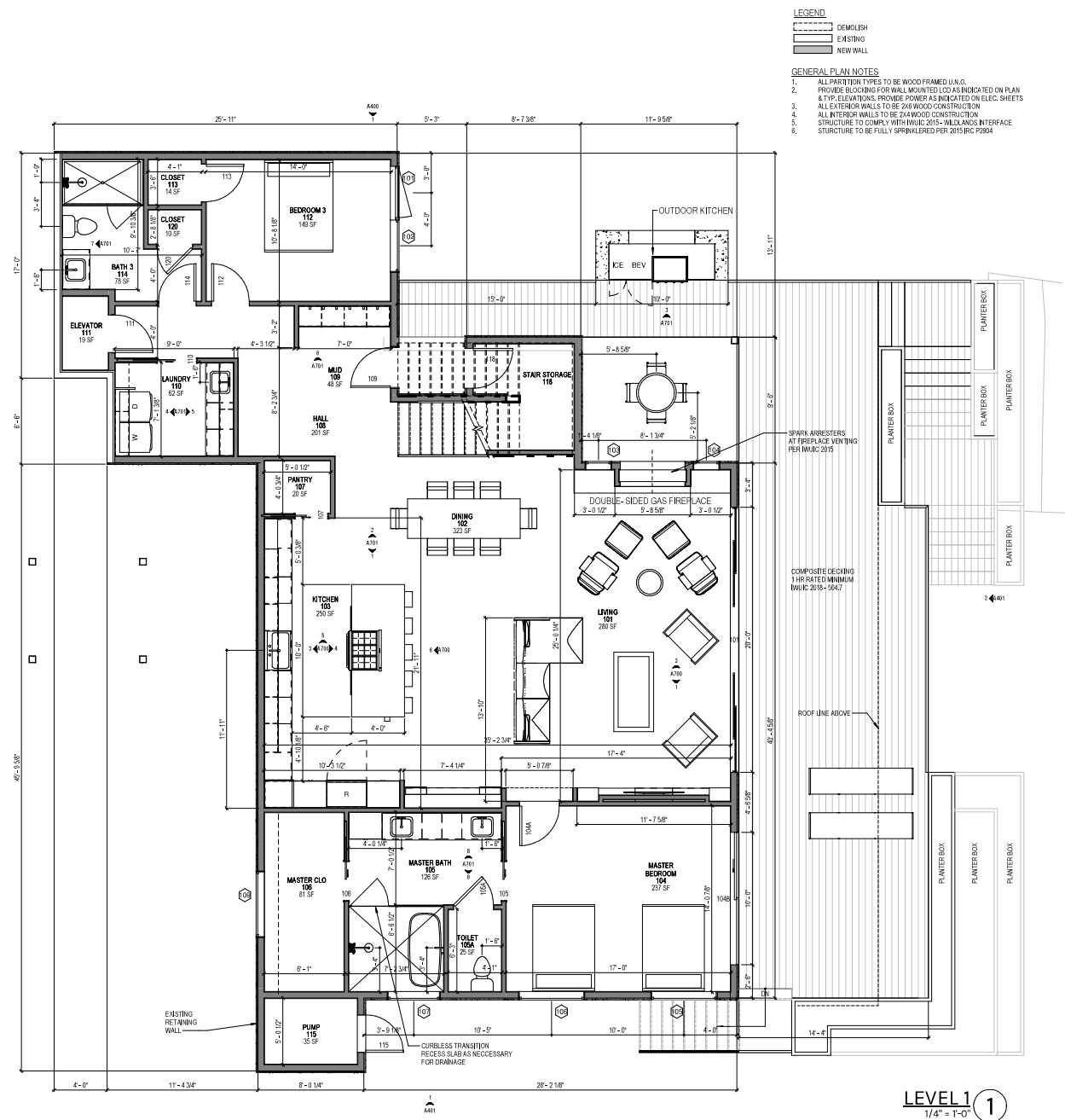












WORKSHOP



ARCHITECTS + INTERIORS  
3027 N. LAUREL BLVD., SUITE 100  
AUSTIN, TX 78703  
(512) 833-8348

Seal:



07.12.2021

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730

Plan North True North



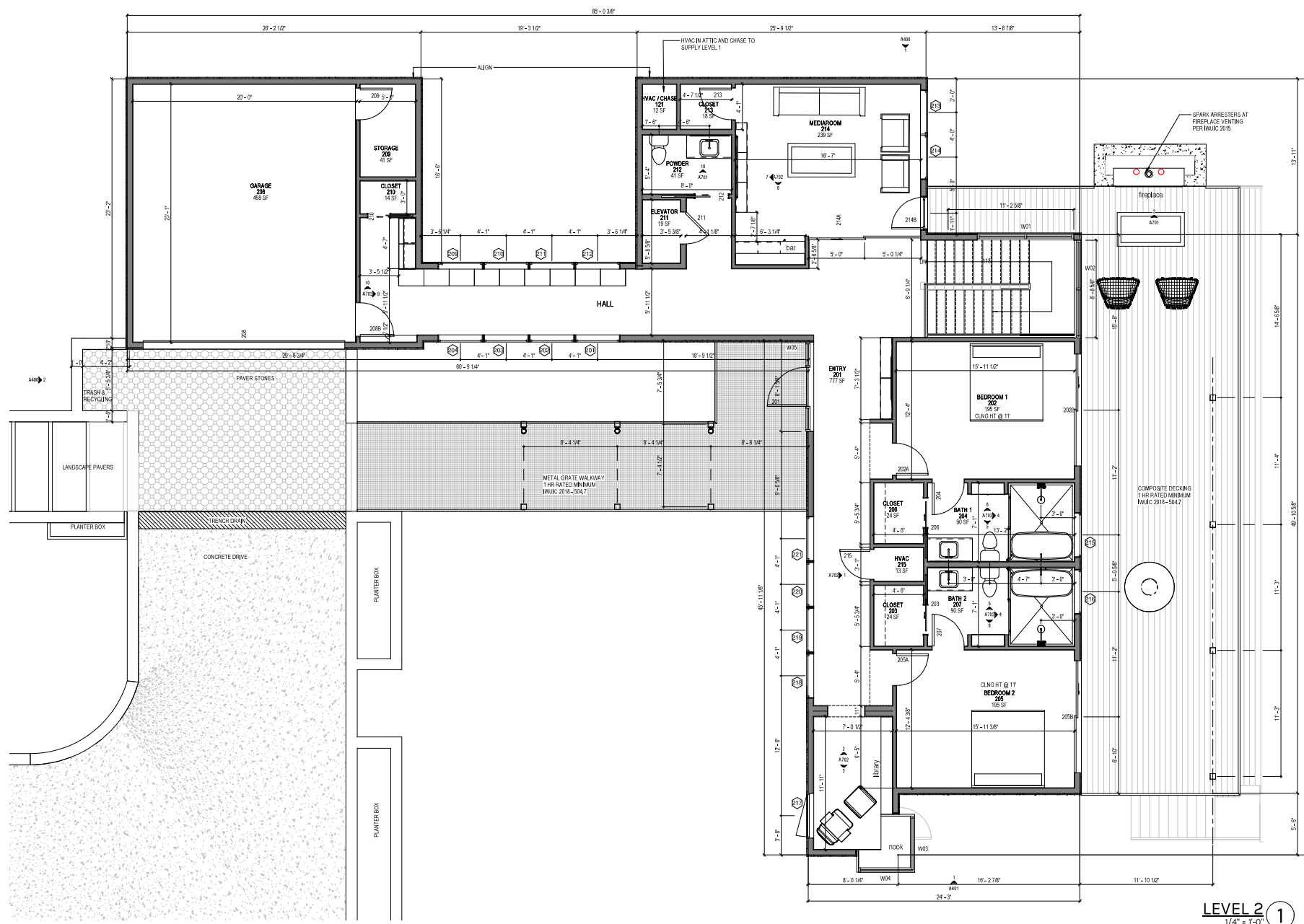
Issue

1 07.12.2021 PERMIT SET

Project Number, 21-004  
Drawn By, BS  
Checked By, BS

FLOOR PLAN LEVEL 1

A300



## WORKSHOP



ARCHITECTURE + INTERIOR  
3027 N. LAMAR BLVD., #2  
AUSTIN, TX 78705

Seal:



07.12.2021

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730

Issue  
1 07.12.2021 PERMIT SET

Project Number, 21-004  
Drawn By, BN  
Checked By, BS

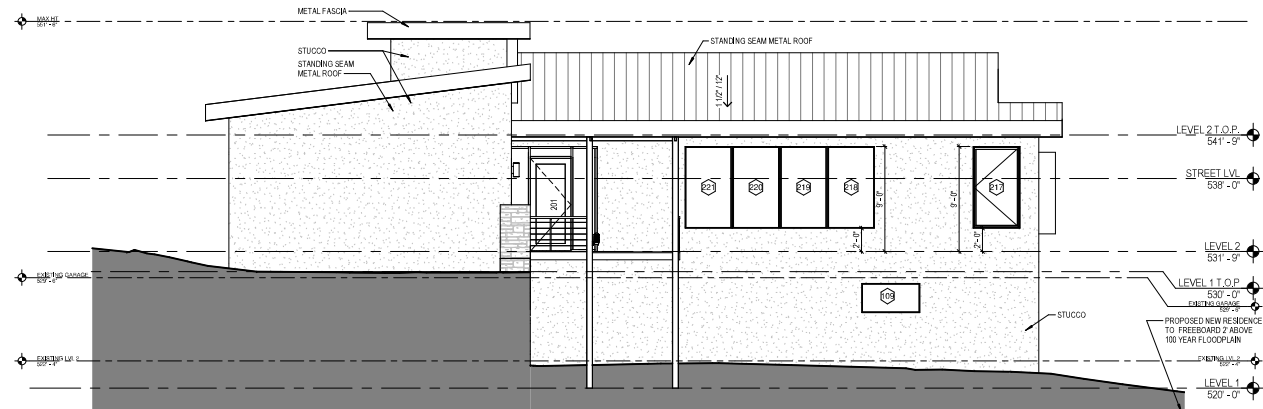
FLOOR PLAN LEVEL 2

# A301

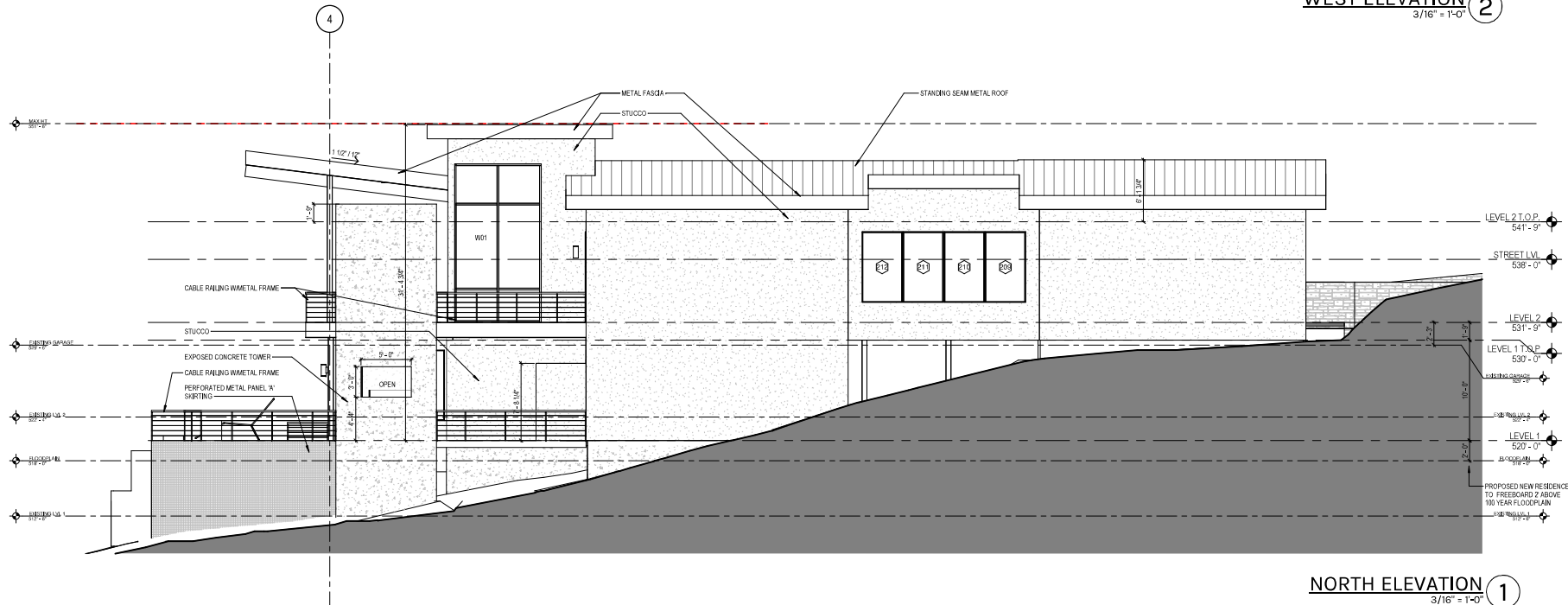


## GENERAL ELEVATION NOTES

1. HANDRAILS PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
2. HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE OF STAIRS OR RAMP SHALL NOT BE LESS THAN 36" AND NOT MORE THAN 50 INCHES.
3. CONTINUITY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM DIRECTLY ABOVE THE TOP RIZER TO DIRECTLY ABOVE THE LOWEST RIZER AND SHALL BE RETURNED.
4. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 30" HORIZONTALLY TO THE EDGE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, WITH A MAXIMUM 4" OPENING.



**WEST ELEVATION** ②  
3/16" = 1'-0"



**NORTH ELEVATION** ①  
3/16" = 1'-0"

## WORKSHOP



ARCHITECTS + INTERIORS  
3027 N. LAMAR BLVD. SUITE 200  
AUSTIN, TX 78705  
(512) 833-8348

Seal:

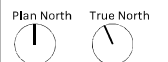


07.12.2021

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

ROBBINS ROAD  
3701 ROBBINS RD  
AUSTIN TX 78730



Issue

1 07.12.2021 PERMIT SET

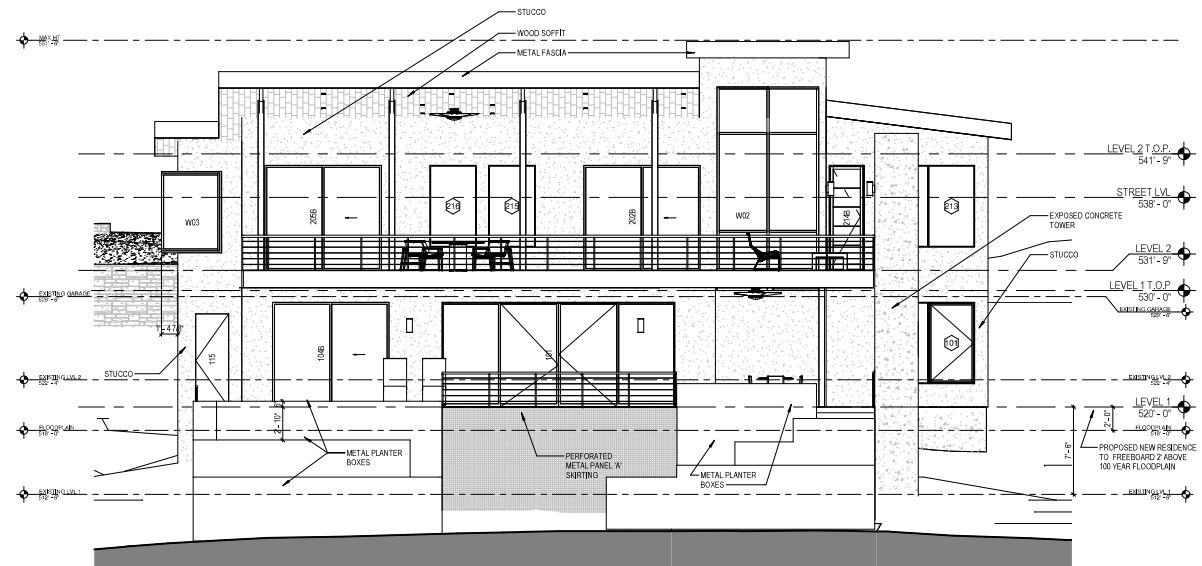
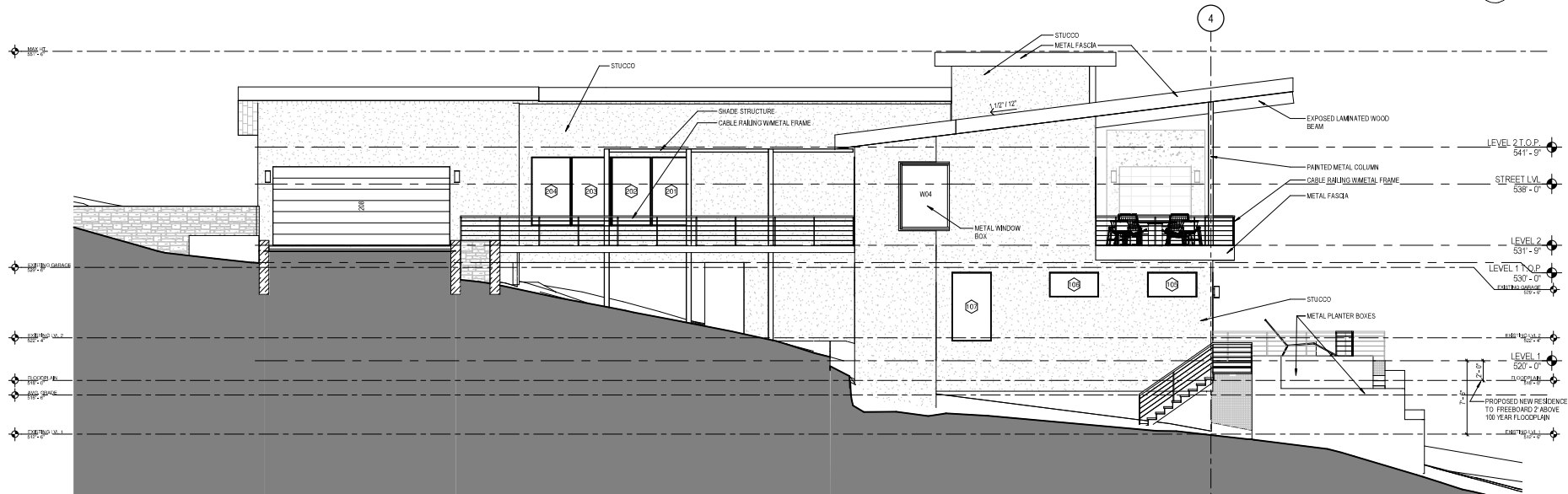
Project Number, 21-004  
Drawn By, BS  
Checked By, BS

EXTERIOR ELEVATIONS

**A400**

## GENERAL ELEVATION NOTES

1. HANDRAILS PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
2. HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE OF STAIRS OR RAMP SHALL NOT BE LESS THAN 36" AND NOT MORE THAN 38 INCHES.
3. CONTINUITY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM DIRECTLY ABOVE THE TOP RISER TO DIRECTLY ABOVE THE LOWEST RISER AND SHALL BE RETURNED.
4. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 36" ABOVE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, WITH A MAXIMUM 4" OPENING.

EAST ELEVATION 2  
3/16" = 1'-0"SOUTH ELEVATION 1  
3/16" = 1'-0"

WORKSHOP



ARCHITECTURE + INTERIORS  
3027 H LAMAR BLVD, SUITE 200  
AUSTIN, TX 78705  
(512) 843-8348

Seal:



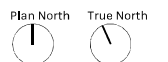
07.12.2021

SHEET IS FORMATTED TO 22" x 34".  
SCALES ARE ONE HALF OF NOTED  
WHEN PRINTED AT HALF SIZE.

LEW FAMILY  
RESIDENCE

ROBBINS ROAD

3701 ROBBINS RD  
AUSTIN TX 78730



Issue

1 07.12.2021 PERMIT SET

Project Number, 21-004  
Drawn By, BS  
Checked By, BS

EXTERIOR ELEVATIONS

A401





TRANSPORTATION AND NATURAL RESOURCES  
STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER

## FLOOD ZONE INFORMATION REQUEST FORM

**NOTICE:** This request is for any property located **OUTSIDE** any incorporated city. Requests must be submitted in writing and include the following: Street Address, and Legal Description of TAX Parcel ID or Subdivision Information. Requests **WILL NOT BE PROCESSED** without this information, Please allow (7) days to process.

Date: 6/24/21 Property Address: 3701 Robbins Rd

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_ Section \_\_\_\_\_

Subdivision: ABS 437 SUR 1 JETT J ACR 0.505 OR LOT B OAK SHORES UNRECORDED

OR Tax Parcel ID Number 129136

Company Name: Mosier Luxury Homes Requested By: Adam Mosier

Mailing Address: 1006 W 31st Street Austin, TX 78705

Telephone: 512-845-8069 FAX: \_\_\_\_\_

\*This form cannot be used in lieu of a detailed study to establish a BFE nor used for a BFE on an Elevation Certificate.

After completion, please mail to Travis County TNR, P.O. Box 1748, Austin, Texas 78767 ATTN:

Permits, Contact us at (512) 854-4215 OR FAX (512) 854-4649

### INFORMATION TO BE PROVIDED BY TRAVIS COUNTY (Do Not write below this line)

*This data is derived from the Flood Insurance Rate Maps and should be used for insurance purposes ONLY.*

Community No. 481026 Flood Zone Determination By: TT

Panel No. 0430K Date: 6/25/2021 Precinct: 3

Date of FIRM: 9/26/08 Flood Zone: AE (BFE: ) 518' msl

Additional Comments: For flood zone "A", the BFE is established by using an extrapolation method. For a more accurate BFE, consult a licensed professional engineer to determine the BFE using a detailed method.

**FLOOD ZONE "A", "AE", "AO"** 100-year flood plain (designated flood hazard area, having 1% chance of occurring during any year).

**FLOOD ZONE "X"** Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood

**NOTE:** A Travis County Basic Development Permit must be issued, obtained and posted on the site **BEFORE ANY CONSTRUCTION WORK MAY BEGIN.** For further information, please call Permits at (512) 854-4215.

WORKSHOP



Seal:

LEW FAMILY  
RESIDENCE

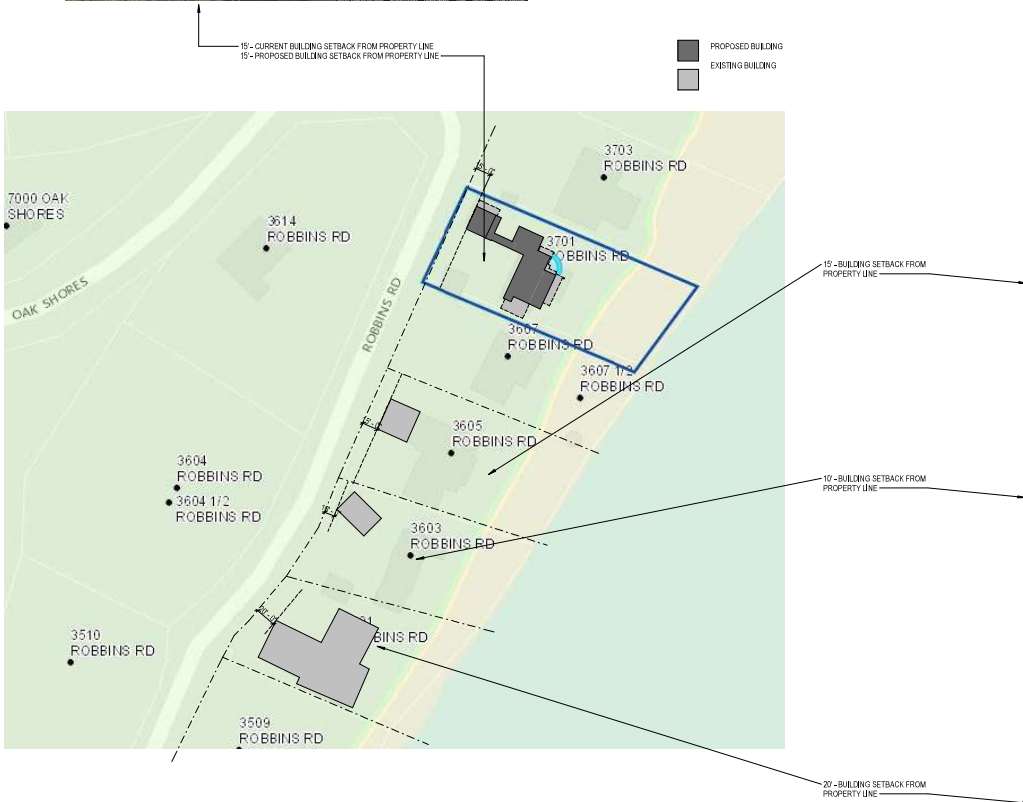
ROBBINS ROAD  
3701 ROBBINS RD  
AUSTIN TX 78730

Issue

Project Number, 21-004  
Drawn By, Author  
Checked By, Checker

SETBACK AVERAGE

A004



NOTE: APPROX PROPERTY LINE ASSUMED FROM  
POWER LINES ABOVE.

SETBACK AVERAGE DIAGRAM ①  
1" = 60'-0"





# Property Profile

E-6/35

## Legend

- Addresses
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ



1:1,200



0.0 0 0.02 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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

## Notes

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

E-6/36

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number:** C15-2022-0021

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Board of Adjustment; March 14<sup>th</sup>, 2022

JOHN WOODWORTH

Your Name (please print)

☐ I am in favor  
☒ I object

6919 GREENSHAWES DRIVE #3

Your address(es) affected by this application

John Woodworth

Signature

2-7-2022

Date

Daytime Telephone: \_\_\_\_\_

Comments: CONCERN ABOUT IMPERVIOUS  
COVER REQUIREMENTS

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)