

ORDINANCE NO. 20060309-025

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 2005 MATTHEWS DRIVE FROM CERTAIN INTERIM DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060216-043 FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the construction of a 3,480 square foot single family residence located at 2005 Matthews Drive.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 3(2) of Ordinance No. 20060216-043 which limits construction of a new single family structure on a lot where a structure has been or will be demolished or relocated to the greater of the following:

- (A) 0.4 to 1 floor-to-area ratio;
- (B) 2,500 square feet; or
- (C) the existing size plus 1,000 square feet, if the applicant has been granted a homestead exemption for the duplex.

PART 3. Council has considered the factors for granting a waiver from interim development regulations prescribed by Ordinance No. 20060216-043. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

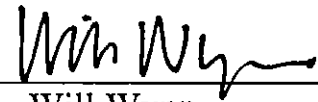
PART 4. A waiver is granted from Part 3(2) of Ordinance 20060216-043 to allow the construction of a 3,480 square foot single family residence located at 2005 Matthews Drive. This waiver is conditioned upon receipt of an Engineer's Drainage Certificate certifying that, at build-out, the stormwater flows from the property will not cause any increase in flooding conditions on the property or neighboring properties. It is further conditioned upon adherence to the applicant's filed Residential Permit Application, as finally approved, which reflects that 55 percent of the proposed structure will be on the first floor and 45 percent of the structure will be on the second floor. The structure must substantially comply with the drawing attached as Exhibit "A", and the Residential Permit Application, attached as Exhibit "B" as modified on final City approval.

PART 5. This ordinance takes effect on March 20, 2006.


PASSED AND APPROVED

March 9, 2006

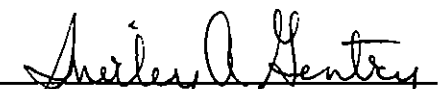
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Will Wynn
Mayor

APPROVED: 

David Allan Smith
City Attorney

ATTEST: 

Shirley A. Gentry
City Clerk

EXHIBIT A

MATTHEWS DRIVE

PROPERTY LINE

25'-0"

LOT 1,
BLOCK 6,
LIVING HEIGHTS

PROPERTY LINE

5'-0"

ROOF OF
2 STORY

STORAGE FRONT
WINDMILL

ROOF

15'-0"

ROOF OF
SINGLE STORY

ROUGH PLANTING, OLD 396-400
SITE PLAN / 2005 MATTHEWS DRIVE

10'-0"

PROPERTY LINE

EXHIBIT B

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number BP-06-1616R

Building Permit No. _____

Plat No. _____ Date _____

Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 2005 Matthews Dr Tax Parcel No. _____

Legal Description

Lot 1 Block 6 Subdivision Lance Heights Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☒ New Residence

☐ Duplex

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

☐ Remodel (specify) _____

☐ Addition (specify) _____

☐ Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF 3 Height of building 28 ft. # of floors 2

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
{LDC 25-2-551(B)(6)}

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

**VALUATIONS FOR
REMODELS ONLY**

Building \$ _____

Electrical \$ _____

Mechanical \$ _____

Plumbing \$ _____

Driveway

& Sidewalk \$ _____

TOTAL \$ _____

(labor and materials)

**DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 6500 sq. ft.

Job Valuation \$ 450,000

(Labor and materials)

Total Job Valuation (remodels and additions)

\$ _____

(Labor and materials)

PERMIT FEES

(For office use only)

NEW/ADDITIONS REMODELS

Building \$ _____ \$ _____

Electrical \$ _____ \$ _____

Mechanical \$ _____ \$ _____

Plumbing \$ _____ \$ _____

Driveway

& Sidewalk \$ _____ \$ _____

TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name Birgit Enstrom Telephone (h) 293-1994

(w) _____

BUILDER Company Name Risinger Homes LP Telephone 535-4063

Contact/Applicant's Name Matt Risinger Pager 466-6078

DRIVEWAY Contractor _____ FAX 366-7246

/SIDEWALK Telephone _____

CERTIFICATE OF Name _____ Telephone _____

OCCUPANCY Address _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

____ telephone ☒ e-mail: Matt @ risingerhomes.com

You may check the status of this application at www.ci.austin.tx.us/development/permitr.htm

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE _____ DATE 5/7/06

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 21212

Rejection Notes/Additional Comments (for office use only):

Service Address

2005 Matthews Dr.

Applicant's Signature

Date

3/6/05

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

			<u>New / Addition</u>
a. 1 st floor conditioned area	2,280	sq. ft.	sq. ft.
b. 2 nd floor conditioned area	6,100	sq. ft.	sq. ft.
c. 3 rd floor conditioned area		sq. ft.	sq. ft.
d. Basement	100	sq. ft.	sq. ft.
e. Garage / Carport			
<input checked="" type="checkbox"/> attached	120	sq. ft.	sq. ft.
detached		sq. ft.	sq. ft.
f. Wood decks [must be counted at 100%]		sq. ft.	sq. ft.
g. Breezeways		sq. ft.	sq. ft.
h. Covered patios		sq. ft.	sq. ft.
i. Covered porches	75	sq. ft.	sq. ft.
j. Balconies	100	sq. ft.	sq. ft.
k. Swimming pool(s) [pool surface area(s)]		sq. ft.	sq. ft.
l. Other building or covered area(s)		sq. ft.	sq. ft.
Specify			

TOTAL BUILDING AREA (add a. through l.)

4,075

sq. ft.

sq. ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

2380

sq. ft.

36

% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)		sq. ft.
b. Driveway area on private property	50	sq. ft.
c. Sidewalk / walkways on private property	45	sq. ft.
d. Uncovered patios		sq. ft.
e. Uncovered wood decks [may be counted at 50%]		sq. ft.
f. Air conditioner pads	30	sq. ft.
g. Concrete decks		sq. ft.
h. Other (specify)		sq. ft.

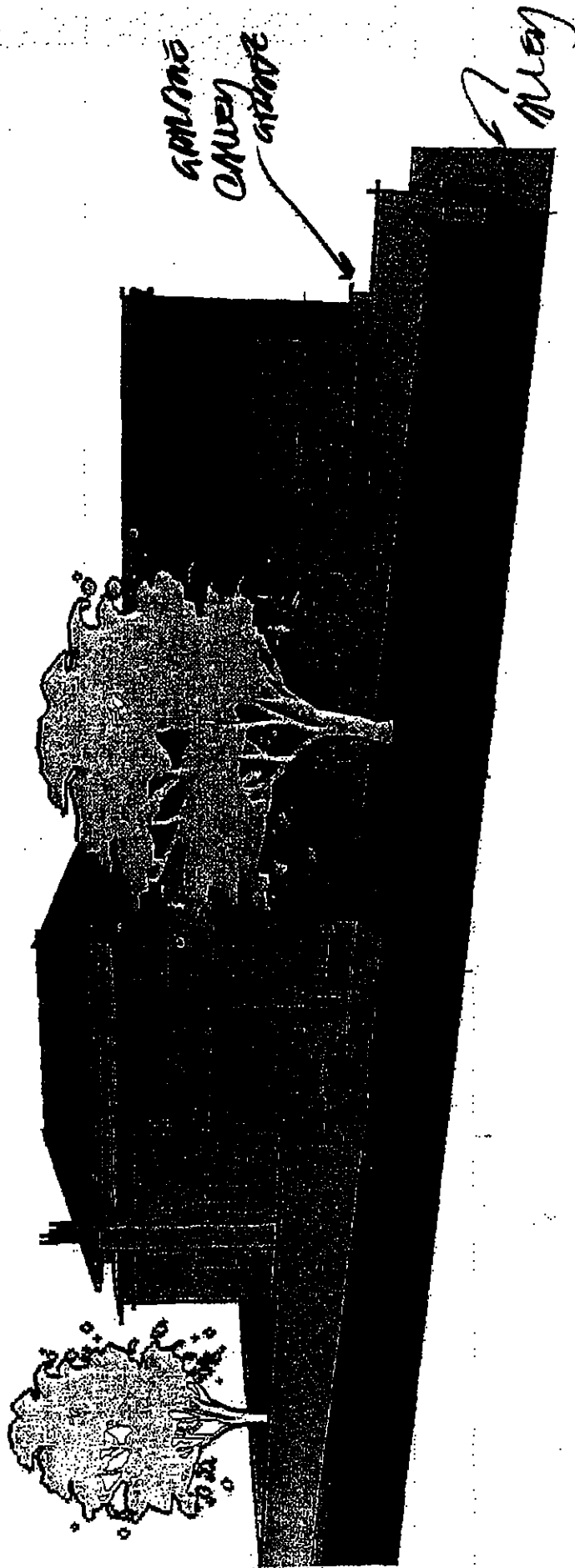
TOTAL IMPERVIOUS COVERAGE (add a. through h.)

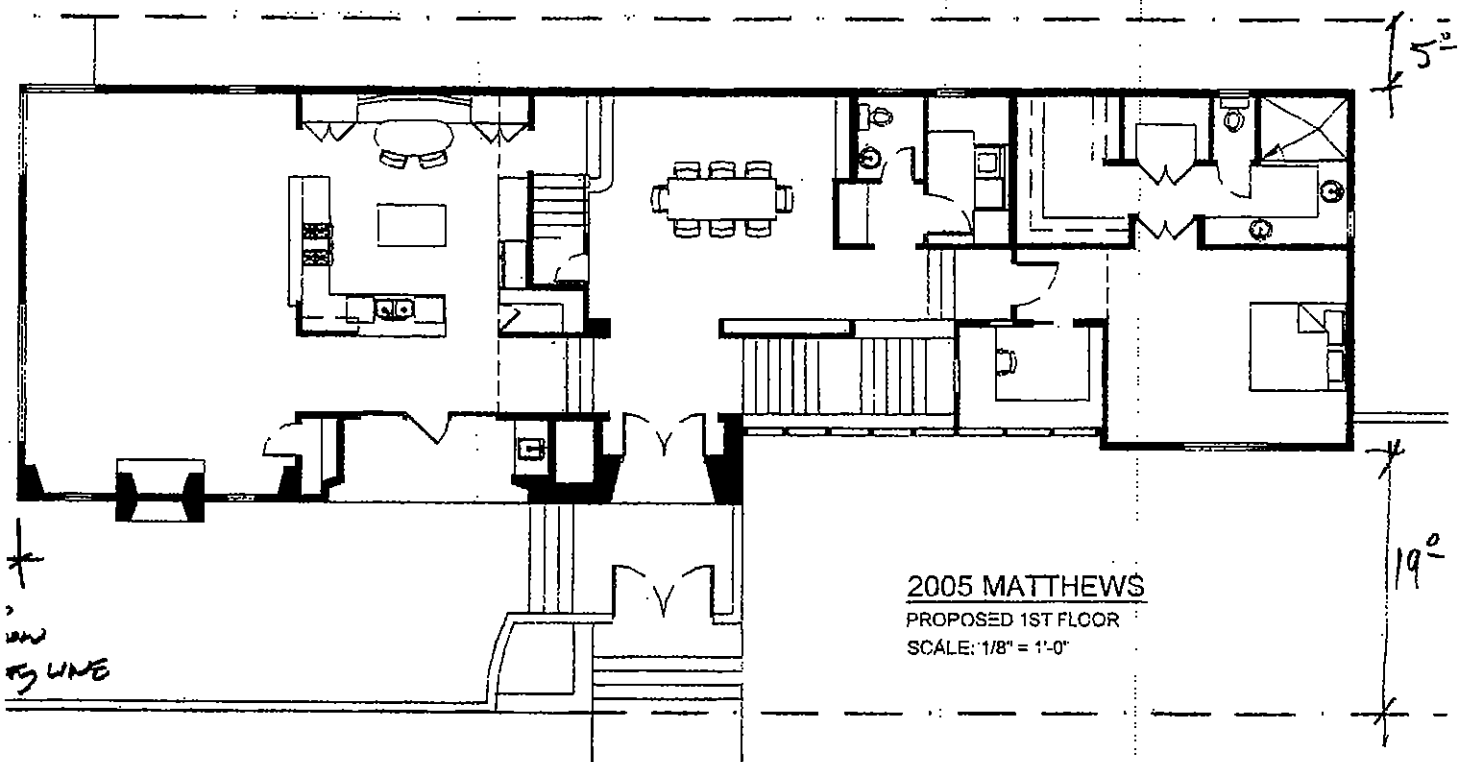
2505

sq. ft.

38

% of lot





matthews

