

ORDINANCE NO.

Item # 52
May 25, 2006

1 AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT
2 1001 EAST RIVERSIDE DRIVE FROM CERTAIN DEVELOPMENT
3 REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR
4 CONSTRUCTION OF A TWO-FAMILY RESIDENCE.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 **PART 1.** This ordinance applies to the construction of a two-family residence located at
9 1001 East Riverside Drive. The two story structure will have a floor area of 3,570 square
10 feet.

11 **PART 2.** Applicant has filed a waiver application requesting that Council waive Part
12 5(E) of Ordinance No. 20060309-058 which prescribes minimum and maximum street
13 side yard setbacks:

- 14 (1) Subsection (D) is applied to the block face on which the street side yard is
15 located.
- 16 (2) The minimum street side yard setback is equal to the minimum front yard
17 setback on that block face under Subsection (D).
- 18 (3) The maximum street side yard setback is equal to the maximum front yard
19 setback on that block face under Subsection (D).

20 **PART 3.** Council has considered the factors for granting a waiver from the development
21 regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver
22 is justified because:

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

26 **PART 4.** A waiver is granted from Part 5(E) of Ordinance 20060309-058 to allow the
27 construction of a two-family residence located at 1001 East Riverside Drive with a street
28 side yard setback of no less than 15 feet.

1
2 **PART 5.** This ordinance takes effect on _____, 2006.

3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2006

§
§
§
§

Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____
14 David Allan Smith
15 City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

Item #52
May 25, 2006

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-2522RA

COUNCIL DATE: May 25, 2006

APPLICATION DATE: May 3, 2006

OWNER: Robert Gotchall

ADDRESS: 1001 E. Riverside

BACKGROUND

On March 9, 2006 the City Council adopted Ordinance 20060309-058 establishing development regulations applicable to certain building permits for single-family, single family attached, two-family, secondary apartment, and duplex structures in areas of the City that were subdivided prior to March 1974.

APPLICATION

On May 3, 2006, the applicant submitted an application for a waiver from Part 5 Section (E) of Ordinance 20060309-058 that prescribes minimum and maximum street yard setback:

- 1) Subsection (D) is applied to the block face on which the street side yard is located.
- 2) The minimum street side yard setback is equal to the minimum front yard setback on that block face under Subsection (D).
- 3) The maximum street side yard setback is equal to the maximum front yard setback on that block face under Subsection (D).

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Applicant requests a side street setback of 15 s.f.
- Construct a new 550 s.f. two-family residential at 1001 E. Riverside

Applicant proposes additional construction:

- 550 sq ft detached garage below the two-family residential
- 470 craft room adjacent to garage
- 200 sq ft uncovered

SETBACKS

The proposed development requires the applicant to request a Council Waiver because it creates a structure that does not comply with the setback limitations set forth in Part 5(E) of the ordinance:

Existing Setbacks

1005 Travis Heights Blvd 25 ft
1107 Vacant Lot
1109 Travis Heights Blvd 25 ft

SETBACK CALCULATIONS

Under Part 5, Section E of Ordinance 20060309-058, the street side setback for the proposed new two-family residence is figured thusly:

- (a) $25\text{ft} - 2.5$ (10 percent) = 22.5 ft
25 ft is the average of the two principal structures on the two lots minus 2.5 (10%) allows for a minimum street side setback of 22.5 ft
- (b) $25\text{ft} + 2.5$ (10 percent) = 27.5 ft
25 ft is the average of the two principal structures on the two lots plus 2.5 (10%) allows for a maximum street side setback of 27.5 ft

DEVELOPMENT REGULATIONS

The proposed new two-family residence requires the applicant to request a Council Waiver because it creates a structure that encroaches into the minimum side street setback set forth in Part 5 Section (E) of Ordinance 20060309-58. The applicant request a street side setback of 15 ft and the minimum street side setback from the ordinance is 22.5 ft.

The proposed development does not require the applicant to request a Council Waiver from Part 4(B) of the ordinance because it complies with the greater of two size limitations:

- (a) 0.4 to 1 floor-to-area ratio.
 - Proposed structure complies with this section. Applicant proposes two-family residential with 550 gross floor area. The principal structure has 3020 sq ft of gross floor area. Combined gross floor area is 3,570 sq ft of gross floor area on 12,562 s.f. lot, which equates to a 0.28 FAR
- (b) 2500 Square feet.
 - Proposed two-family structure will have 550 s.f. The principal structure has 3020 ft of gross floor area. Combined gross floor area is 3570 sq ft of gross floor area. It exceeds the 2500 s.f. allowed by 1070 s.f.

ZONING

- This lot is currently zoned Single Family Residential (SF-3)
- It lies within the South River City Citizens Assn., Terrell Lane Interceptor Assn., Barton Springs/Edwards Aquifer Conservation Dist., South Central Coalition, And Austin Neighborhoods Council

WAIVER

The applicant requests the waiver under Part 6, Section A (1) on the following grounds:

- The regulations imposes undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health , safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Information was provided indicating undue financial hardship.
- Letter from P.E. stating development will not cause additional impacts to the existing drainage system.
- Photos from the neighborhood submitted as evidence that the new development will be compatible to the existing structures.
- Letter of support from neighbors

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

X COMPLETE WAIVER APPLICATION

X COMPLETE & REVIEWED RESIDENTIAL APPLICATION

X SUPPORTING DOCUMENTATION

- X 1) PROOF OF HARDSHIP
- X 2) IMPACT ON DRAINAGE
- X 2) NEIGHBORHOOD SUPPORT LETTERS
- X 3) PROOF OF FINANCIAL INVESTMENT IN PROJECT
- X 4) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES

X COPY OF TCAD'S APPRAISAL ROLL INDICATING

- X 1) SQUARE FOOTAGE OF SUBJECT PROPERTY
- X 2) SQUARE FOOTAGE OF ADJACENT RESIDENCES
- X 3) HOMESTEAD EXEMPTION

X COPY OF PLAT

X COPY OF APPROVED LAND STATUS DETERMINATION

X F.A.R. (FLOOR TO AREA RATIO) CALCULATION

X DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)

N/A DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5TH FLOOR CONCURRENTLY (if applicable) BP# _____

OTHER _____

You will be required to review your application with a Residential Zoning Planner.
You will be notified at this time of the next City Council hearing (Ord#2060216-043.)

Associated BP Number:

CITY OF AUSTIN
REQUEST TO WAIVE INTERIM DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 2068216-043

STREET ADDRESS: 1001 E Riverside Dr, Austin, TX 78704
 LEGAL DESCRIPTION: Subdivision Travis Heights, Travis County
 Lot(s) 11-11516 Block 28 Outdoor Division Travis heights
 Zoning District _____ Neighborhood Plan (if applicable): _____

Type of work to be done (Select appropriate option and provide description of the proposed project):

☒ New Construction: Garage Apartment
 Addition: _____

Please select one of the following:

- ☒ 1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described below: The planning of the project precludes the ordinance. The building's position was determined by the city schedule. We have already paid for the project to begin.

If you select Option 1, you must select one of the following:

- ☒ The granting of this waiver will not adversely affect the public health, safety and welfare.

Explain: The lot is large. The drainage will not be adversely affected. The building will not adversely affect anyone's view. The lot is currently unused & overgrown. A tin shed stood on the location for 30 yrs.

I am proposing to mitigate the effect of the redevelopment by providing adequate safeguards which will adequately protect the health, safety and welfare of the public.

Explain: _____

- ____ 2. The following development agreement permits the activity: _____

- ____ 3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: _____

- ☒ 4. I am providing appropriate drainage facilities. Explain: See

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/owner: Robert E. H. H.

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin: _____

Date scheduled for City Council action: _____

LESPA FORM
Laura Shaw - PATAP Fee

RESIDENTIAL APPLICATION CHECKLIST

This checklist is to assist you in providing all required information. It is not required to be submitted with your application(s); however, it is encouraged you do so to ensure a complete application and thorough review.

Residence Address _____

Date Submitted _____

TO BE COMPLETED BY APPLICANT:

✓ Primary Project Data

- ☐ Address, legal description, subdivision with section and phase if applicable – make sure this is correct
- ☐ Description of work – provide thorough description of all proposed work
- ☐ Height of building and number of floors – the zoning district has restrictions to both

✓ Miscellaneous Information:

- ☐ Is there a Board of Adjustment ruling? – Attach the decision sheet
- ☐ Cut and Fill in excess of 4 feet? – If more than 4' please go the Development Assistance Center (DAC) on 1st floor
- ☐ Does the site front a paved street? – You cannot build a house without a paved street

✓ Plot Plan

Plot plans are required to show the following information on either 8.5"x11" or 8.5"x14" sized paper:

- ☐ All setbacks ☐ Trees greater than 19" in diameter (are protected trees) ☐ Scaled property lines
- ☐ All easements ☐ All pavement or flatwork – patios, drives, etc. ☐ Existing structures ☐ Roof overhang lines (dashed)

✓ Contact Information

Please submit telephone, fax, and, if applicable, e-mail information for each entity.

- ☐ Owner
- ☐ Builder
- ☐ Contact / Applicant
- ☐ Concrete contractor
- ☐ Certificate of Occupancy holder

✓ Coverage Information

If proposing a duplex, secondary apartment, or 2-family residence, please indicate on the application the square footage of each unit (including second and third floors, decks, porches, patios, balconies, and / or any other covered areas) in addition to the principal residence.

- ☐ Itemized square footage as categorized on the application
- ☐ Total building coverage
- ☐ Total impervious coverage

✓ Other Requirements (if applicable)

- ☐ Is the site on septic?
- If yes, please provide: ☐ Approval from City of Austin Water Utility ☐ Septic field location only if the lot is zoned LA
- ☐ Home Builder State registration number

✓ Signature and Date

- ☐ Signature acknowledges compliance with all applicable City of Austin Land Development Codes and Ordinances



Service Address

1001 E RIVERSIDE

Applicant's Signature

Ray C. Dwyer

Date 3-13-06

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.

	Existing		New / Addition
a. 1 st floor conditioned area	1520	sq.ft.	sq.ft.
b. 2 nd floor conditioned area	1500	sq.ft.	550
c. 3 rd floor conditioned area		sq.ft.	sq.ft.
d. Basement		sq.ft.	sq.ft.
e. Garage / Carport			
attached		sq.ft.	550
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	200	sq.ft.	sq.ft.
i. Covered porches	180	sq.ft.	sq.ft.
j. Balconies		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.	470
Specify <u>CRAFT ROOM</u>			

TOTAL BUILDING AREA (add a. through l.)

3300

~~1800~~

sq.ft.

1570

sq.ft.

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

3370

sq.ft.

22.4

% 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)	2820	sq.ft.
b. Driveway area on private property	1582	sq.ft.
c. Sidewalk / walkways on private property	150	sq.ft.
d. Uncovered patios	200	sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads	10	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) <u>Driveway off ALLEY</u>	632	sq.ft.
<u>to GAR. APT.</u>		

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

5294

sq.ft.

42

% of lot

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

Paul Dowd

DATE

3-09-06

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

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



MEMORANDUM

TO: Homeowners, Builders, and Electricians

FROM: Residential Zoning Review, WPDR

DATE: 02/08/06

SUBJECT: Electric Service Planning Application (ESPA) forms

Effective January 30, 2006, the Austin Energy Design Criteria Manual requires that for all electrical residential permits an ESPA form be provided prior to issuance of the permit.

For new residential, residential addition, or any change in electric service, applications submitted must include a copy of an approved ESPA form and a plot plan stamped by Austin Energy. Applicants must provide the approved ESPA form and Austin Energy stamped plot plan for applications to be reviewed by a Residential Zoning Planner. An approved ESPA form is active for 90 days, during which time approval of plans must be obtained.

Rick Schieffer is available in the Development Assistance Center (DAC) on the 1st floor of One Texas Center, 505 Barton Springs Rd. (phone: 974-2632, fax: 974-9779). Rick will review the plot plan as well as the ESPA form. His hours are 9:00 a.m.-3:30 p.m. Monday through Thursday, and 9:00 a.m. -2:30 p.m. on Friday.

Approved ESPA forms and stamped plot plans will be required for Residential Zoning Review effective on February 20, 2006.



Kramer Service Center

St. Elmo Service Center

2412 Kramer Lane, Bldg. "C"

Austin Energy

4411-B Melnardus Drive

Austin, Texas 78758
(512) 505-7206

Electric Service Planning Application
(Please Print or Type)

Austin, Texas 78744
(512) 505-7500

ESPA for Residential & Small Commercial Service Only (under 350 amps 1Ø or 225 amps 3Ø)

Name: <u>ROBERT GOTCHALL</u>	Phone <u>301-0200</u>
Address <u>1001 E Riverside DR. Austin TX 78704</u>	
Legal Description _____	
Lot <u>1 and portion of Lot 2</u>	Block <u>28</u> Commercial/Residential? _____
FILE # <u>C81-06-0012</u>	

Service Main Size(s) _____ (amps)	Service Conductor _____ (type & size)
Service Length _____ (ft.)	Number of Meters? _____ Multi-Fuel Y N
Overhead/Underground? _____	Voltage <u>120/240</u> <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Total Square Footage _____	Total AC Load _____ (# of units) _____ (Tons)
Largest AC unit _____ (Tons)	LRA of Largest AC Unit _____ (amps)
Electric Heating _____ (kW)	Other _____ (kW)

Comments: Add on / ELECTRICIAN to pull permit

ESPA Completed by (Signature & Print name) _____

Phone _____

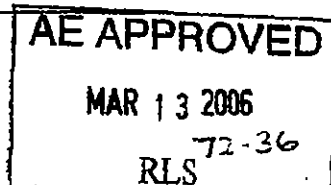
Building/Electric Permit No: _____

AE Representative _____

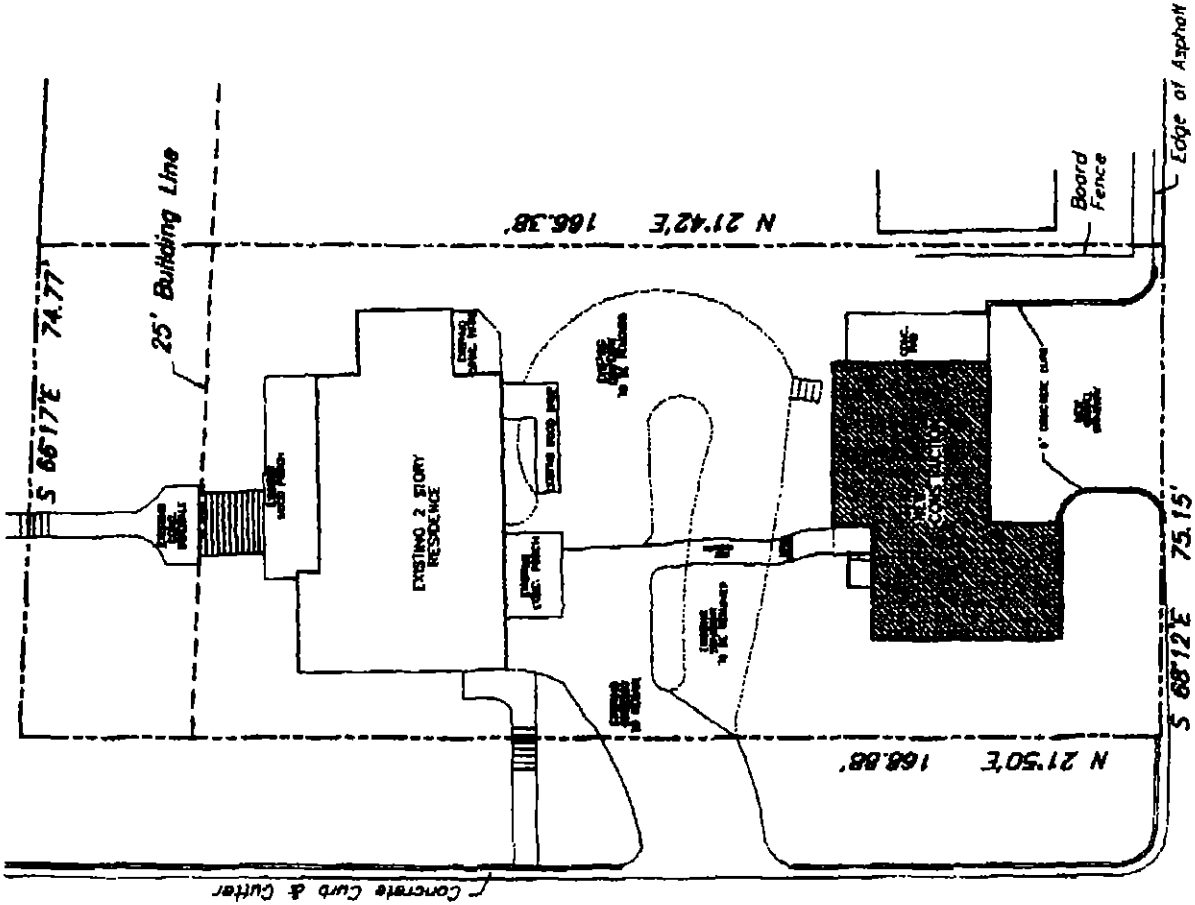
Date _____

Approved: ☒ Yes ☐ No (Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval



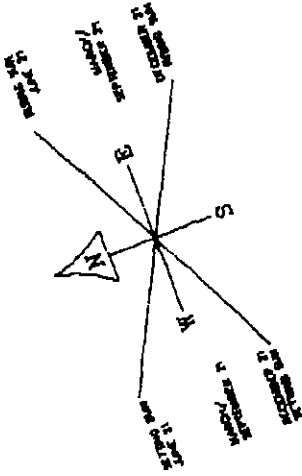
TRAVIS HEIGHTS BOULEVARD (80' R.O.W.) -- Asphalt Pavement



(15' Asphalt Alley)

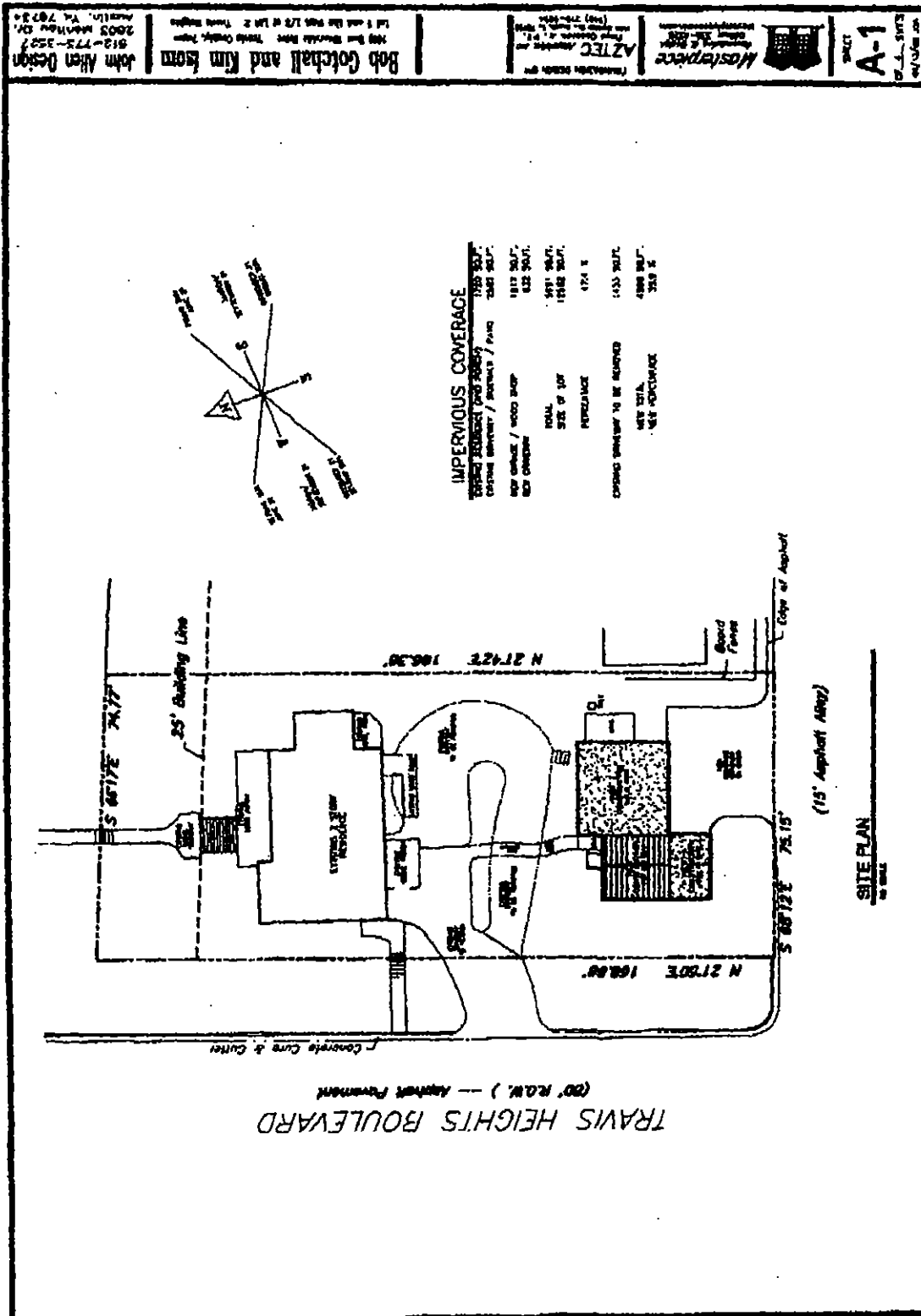
SITE PLAN

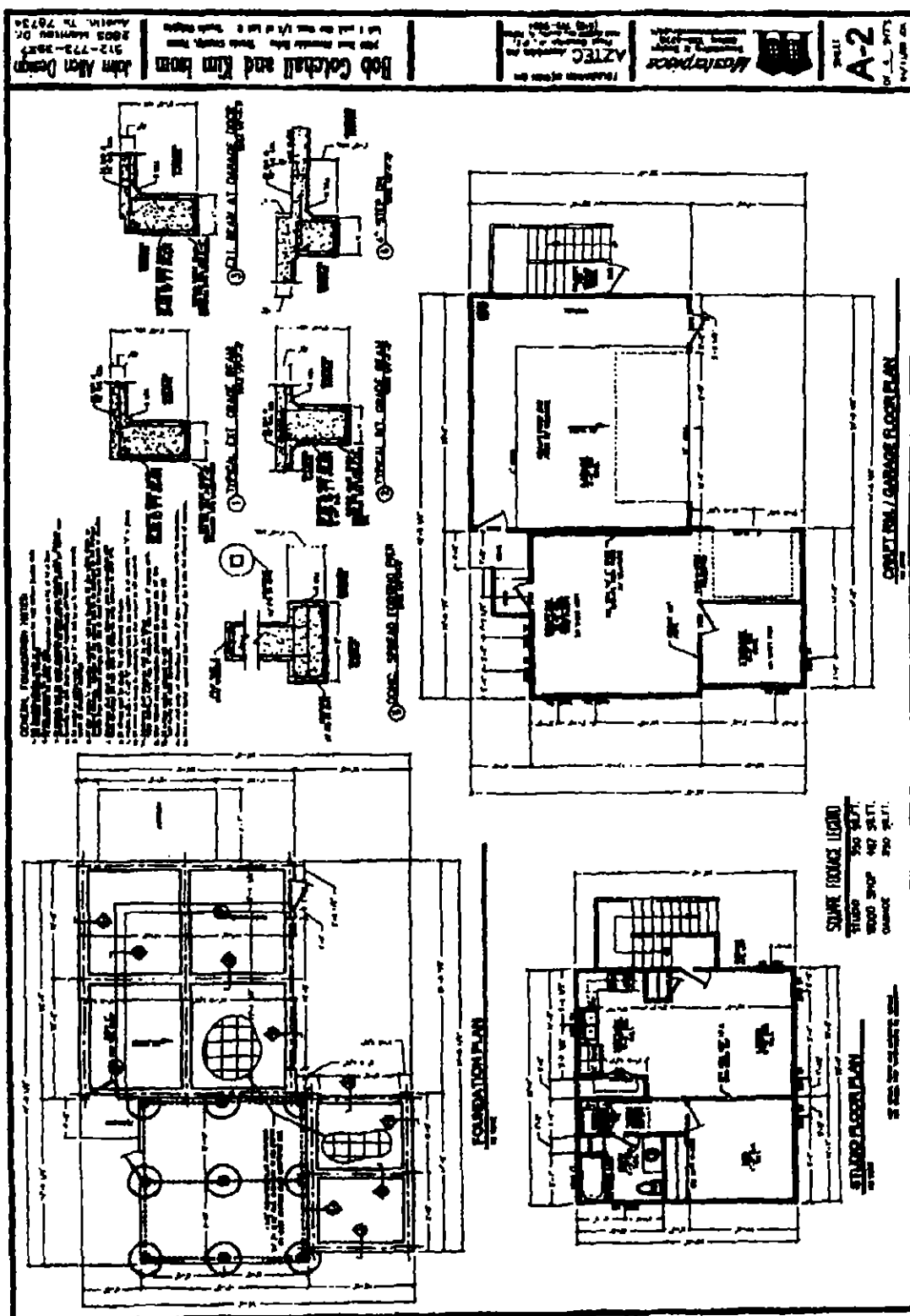
SCALE: 1"=80'-0"

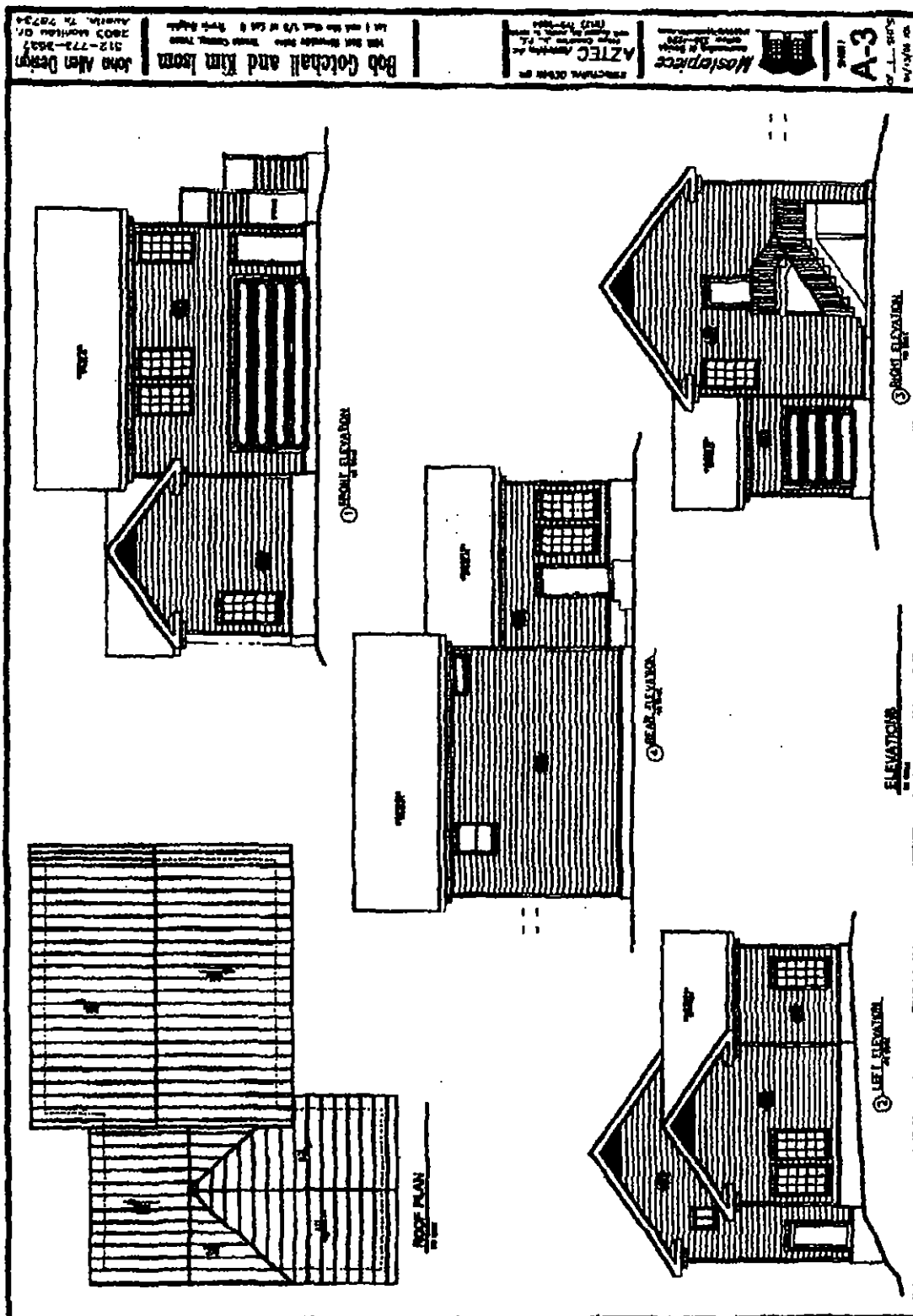


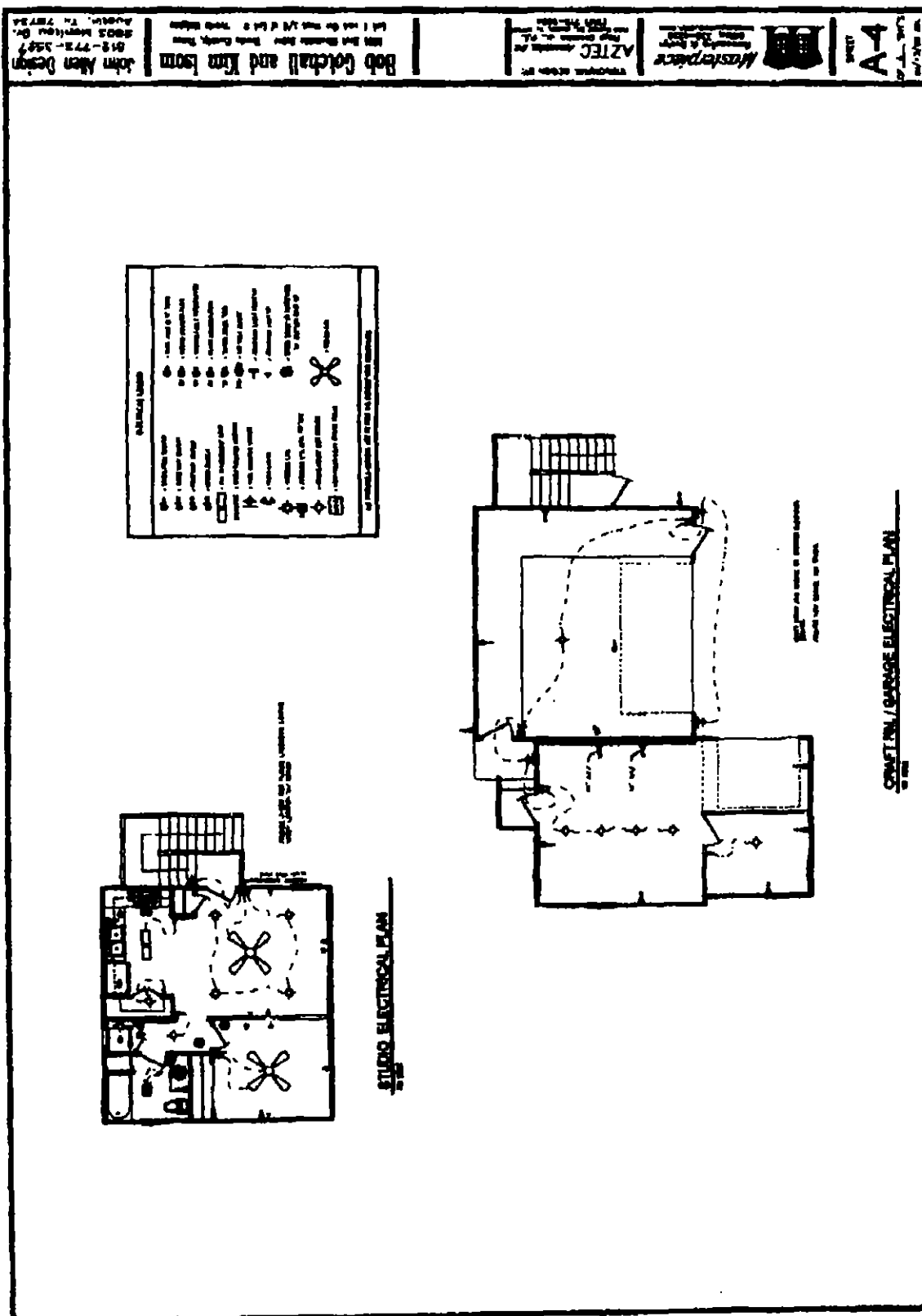
IMPERVIOUS COVERAGE

EXISTING RESIDENCE (AND PORCH)	1720 SQ.FT.
EXISTING DRIVEWAY / SIDEWALK / PATIO	2582 SQ.FT.
NEW GARAGE / WOOD SHOP	1017 SQ.FT.
NEW DRIVEWAY	632 SQ.FT.
TOTAL	5951 SQ.FT.
SIZE OF LOT	12562 SQ.FT.
PERCENTAGE	47.4 %
EXISTING DRIVEWAY TO BE REMOVED	1433 SQ.FT.
NEW TOTAL	4508 SQ.FT.
NEW PERCENTAGE	35.9 %









To: Mayor Wynn and City Council

Re: Request to waive interim development regulations under ordinance # 2060216-043,
project at 1001 E Riverside Dr.

From: Robert Gotchall and Kim Isom

We believe that the building moratorium causes undue hardship. We request that our project be granted a waiver for the following reasons.

- 1) The project was contracted in January 2006. The planning began before the ordinance was passed and significant expenses were incurred in that planning. \$16,020 has been spent on this ~\$80,000 project. Also, we are losing expected rental income and incurring the cost of the mortgage for each month. See Exhibit E, proof of financial hardship.
- 2) The building permit for our project was not granted because the new city ordinance added rules for the building setback of corner lots. However, we cannot increase the setback from the street (Travis Heights) because that would position the foundation over a protected-size Live Oak Tree. We positioned the building where it is based on the advice of the city arborist Michael Embesi (See exhibit K, letters from arborist)

Furthermore, we believe that the project does not violate the spirit of the regulation at all. The site in question was the location of an old tin shed since 1967. This project will be an improvement by any reasonable standard. The project will also not be out of place in the area. (see Exhibit F: Photos)

YAHOO! MAIL

Print - Close Window

Subject: 1001 E Riverside Drive
Date: Thu, 13 Apr 2006 14:57:13 -0500
From: "Embesi, Michael" <Michael.Embesi@ci.austin.tx.us>
To: kimalsom@yahoo.com

Kim,

Thank you for identifying your concerns about the protected size tree and the newly established setback regulations. I hope that the following information will assist you with resolving your site issues:

- if the proposed structure is required to be shifted to the east due to the new setback regulations, additional tree impacts would occur and the project would need to be re-assessed for compliance with the tree ordinances possibly requiring significant design change to preserve the health of the protected-size tree; and,
- If it matters, the original Tree Ordinance Review Application was submitted on December 21, 2005, predating the newly established setback regulations.

Thank you for your time and please contact me if I can assist you further,
Michael Embesi

City of Austin - Watershed Protection and Development Review Department
City Arborist
505 Barton Springs Road
Austin, TX 78704
Phone (512) 974-1576
Fax (512) 974-3010
Web Site www.ci.austin.tx.us/trees

From
Michael
Embesi
Arborist

Attn: Michael

Tree Ordinance Review Application

City of Austin

Founded by Congress, Republic of Texas, 1839
 Watershed Protection and Development Review Department
 One Texas Center, 505 Barton Springs Road
 P.O. Box 1088, Austin, Texas 78787
 Phone: (512) 574-1826 Fax: (512) 574-2010



Paid: Yes/No
 Receipt Number:
 Inspection Date:

November 2005

This application requests (specify all that apply):

- ☒ Removal of a protected-size tree;
☒ Development exceeding allowable standards for encroachment in the critical root zone;
☒ Removal of more than 30% of a tree's crown.

Additional tree information may be obtained from the Land Development Code (25-8), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (<http://www.ci.austin.tx.us/trees/>).
 Applicant understands that encroachment in the critical root zone, or removal of canopy, may threaten the health of the tree and that approval of this application does not guarantee the continued health of the tree.

Please attach an aerial drawing that includes the location of the tree, proposed development, and utilities. The application and payment (check to the City of Austin for \$25 per tree) can be mailed or delivered to the above addresses. Payment must be made prior to City personnel completing this application. If relevant, check and initial the following box to indicate that this fee is to be applied to the building permit (i.e., encroachment payment): ☐

Address of Property (including zip code): 1201 EAST RIVERSIDE DR AUSTIN TX 78704

Name(s) of Owner and Applicant: Robert F. Fitchell and Kian Isom

Building Permit Number (if applicable):

Telephone Number: 512-361-2000/512-361-3846 Fax Number: 512-444-2079

Type of Tree: BURROCK (OR THINER) PL Location on lot: South end

Trunk Circumference (inches around) at 4 1/2 Feet Above Ground: 30"

General Condition: Distressed signs of damage

Reason for Request: Building

Kian
 Owner/Applicant Signature

12-21-05
 Date

TO BE COMPLETED BY CITY ARBORIST

Approved: ☒ Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: (1) SUPPLY PLANS SO IMMEDIATELY LIVE OAKS CAN BE REPLANTED

*Conditions of Approval: ☐ None

☒ As described within Arborist Comments (see above); and/or.

☒ Applicant agrees to plant 7 caliper inches, container grown, City of Austin Class 1 trees (i.e., Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy (trees are to be a minimum of two inches in caliper width). Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) providing the utmost root zone protection.

Owner/Applicant Signature

Date

Michael
 City Arborist Signature

12-21-05
 Date



TEXAS
DESIGN
INTERESTS, LLC

7800 Hwy 71 West, Suite 128
Austin, TX 78706

(612) 301-2336 (F)
(512) 301-2348 (F)

March 28, 2006

Director
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, TX 78703

RE: Engineer's Drainage Certification
1001 East Riverside
Austin, TX

To Whom It May Concern:

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject lot to Town Lake. At build-out conditions allowable by zoning, restrictive covenant or plat note, the stormwater flows from the subject subdivision will not cause any increase in flooding conditions to the interior of existing building structures, including basement areas, for storms of magnitude up through the 100-year event.

Sincerely,

Jeff Shindler, P.E.



RESIDENTIAL/COMMERCIAL
CIVIL & STRUCTURAL ENGINEERING

From: John Livingston
1005 E Riverside Dr.

Date: 24 April 2006

To Whom it may concern:

I have discussed with Mr. Gotchall and Ms. Isom their plans to build a garage with garage apartment in the back of the lot at 1001 E Riverside Drive. I have reviewed the plans and understand the project and its implications. I approve of these plans and wish to add my support to their application for all permits to do so.

Regards,

A handwritten signature in black ink, appearing to be 'JL' followed by a stylized flourish.

John Livingston

From: Allen Parker
909 E Riverside Dr.

Date: 24 April 2006

To Whom it may concern:

I have discussed with Mr. Gotchall and Ms. Isom their plans to build a garage with garage apartment in the back of the lot at 1001 E Riverside Drive. I have reviewed the plans and understand the project and its implications. I approve of these plans and wish to add my support to their application for all permits to do so.

Regards,

A handwritten signature in black ink that reads "Allen Parker". The signature is written in a cursive, flowing style with a large initial "A" and a long, sweeping underline.

Allen Parker



The front of the existing house at 1001 E Riverside.



Next door, 1005 E Riversdie Dr.



Next door, 1005 E Riversdie Dr, from the rear.



Next door on Travis Heights, 1107 Travis Heights. New construction will be to the left.



1107 Travis Heights again, from back.



1107 Travis heights and the site of the new construction on the left. The medium-sized Live Oak in the foreground will not be disturbed. Most of the rest of the vegetation is invasive Ligustrum and will eventually be replaced with other planting.



Similar view, showing house and Riverside in the background.



Further down Travis heights, 1109.



1201 Travis Heights, just south of Harwood.



1200 Travis heights.



1203(?) Travis Heights.



Various views of the back of the lot, from the alley.



Various views of the back of the lot, from the alley.



Various views of the back of the lot, from the alley.

Owner's Name **GOTCHALL ROBERT****Property Details**Mailing Address 1001 E RIVERSIDE DR
AUSTIN, TX 78704-1333

Deed Date 09282005

Location 1001 E RIVERSIDE DR

Deed Volume

Legal LOT 1 * & W25.02 FT OF LOT 2 BLK 28
TRAVIS HEIGHTS

Deed Page

Exemptions HS,

Freeze Exempt F

ARB Protest F

Agent Code 0

Value Information**2006 Preliminary**

Land Value 172,800.00

Land Acres 0.0000

Improvement Value 206,978.00

Block 28

AG Value 0.00

Tract or Lot 1:2

AG Productivity Value 0.00

Docket No. 2005186566TR

Timber Value 0.00

Abstract Code S13999

Timber Productivity Value 0.00

Neighborhood Code K0040

Assessed Value 379,778.00

10% Cap Value 0.00

Total Value 379,778.00

Data up to date as of 2006-04-24

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	379,778.00	379,778.00	379,778.00	379,778.00
01	AUSTIN ISD	1.623000	379,778.00	384,778.00	379,778.00	379,778.00
02	CITY OF AUSTIN	0.443000	379,778.00	379,778.00	379,778.00	379,778.00
03	TRAVIS COUNTY	0.499300	379,778.00	303,822.00	379,778.00	379,778.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	379,778.00	303,822.00	379,778.00	379,778.00
68	AUSTIN COMM COLL DIST	0.099100	379,778.00	374,778.00	379,778.00	379,778.00

Improvement Information

Improvement ID

State Category

Description

236081

A1

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
236081	276148	1ST	1st Floor	WW	1919	1,556
236081	276149	2ND	2nd Floor	WW	1919	1,408
236081	1250563	011	PORCH OPEN 1ST F	*	1919	104

236081	1250564	011	PORCH OPEN 1ST F	*	1919	240
236081	1250565	095	HVAC RESIDENTIAL	*	1919	2,962
236081	1250566	251	BATHROOM	*	1919	2

Total Living Area 2,962

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
278763	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	322,714.00	322,714.00
2005	01	AUSTIN ISD	322,714.00	307,714.00
2005	02	CITY OF AUSTIN	322,714.00	322,714.00
2005	03	TRAVIS COUNTY	322,714.00	258,171.00
2005	2J	TRAVIS CO HOSPITAL DIST	322,714.00	258,171.00
2005	68	AUSTIN COMM COLL DIST	322,714.00	317,714.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	329,988.00	293,376.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	329,988.00	293,376.00
2004	02	CITY OF AUSTIN	329,988.00	293,376.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	329,988.00	293,376.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	329,988.00	293,376.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	329,988.00	293,376.00
2003				
2003	0A		279,235.00	260,706.00
2003	01		279,235.00	251,706.00
2003	02		279,235.00	260,706.00
2003	03		279,235.00	213,365.00
2003	68		279,235.00	261,706.00
2002				
2002	0A		308,700.00	242,460.00
2002	01		308,700.00	227,460.00
2002	02		308,700.00	242,460.00
2002	03		308,700.00	193,968.00
2002	68		308,700.00	237,460.00
2001				
2001	0A		307,779.00	220,419.00
2001	01		307,779.00	205,419.00
2001	02		307,779.00	220,419.00
2001	03		307,779.00	176,335.00

2001	68	307,779.00	215,419.00
		2000	
2000	01	240,134.00	185,381.00
2000	02	240,134.00	200,381.00
2000	03	240,134.00	160,305.00
2000	68	240,134.00	195,381.00

Owner's Name **PARKER ALLEN**

Mailing Address
909 E RIVERSIDE DR
AUSTIN, TX 78704-1331

Location
909 E RIVERSIDE DR

Legal
LOT 11 BLK 27 TRAVIS HEIGHTS

Property Details

Deed Date 04281983
Deed Volume 11927
Deed Page 01733
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0000
Block 27
Tract or Lot 11
Docket No
Abstract Code S13999
Neighborhood Code K0040

Value Information **2006 Preliminary**

Land Value 144,000.00
Improvement Value 249,278.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 350,100.00
10% Cap Value 43,178.00
Total Value 393,278.00

Data up to date as of 2006-04-24

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	350,100.00	350,100.00	393,278.00	393,278.00
01	AUSTIN ISD	1.623000	350,100.00	335,100.00	393,278.00	393,278.00
02	CITY OF AUSTIN	0.443000	350,100.00	350,100.00	393,278.00	393,278.00
03	TRAVIS COUNTY	0.499300	350,100.00	280,080.00	393,278.00	393,278.00
2J	TRAVIS CO HOSPITAL DIST	0.077600	350,100.00	280,080.00	393,278.00	393,278.00
88	AUSTIN COMM COLL DIST	0.099100	350,100.00	345,100.00	393,278.00	393,278.00

Improvement Information

Improvement ID	State Category	Description
238064	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
238064	278123	1ST	1st Floor	WW	1939	1,885
238064	278124	2ND	2nd Floor	WW	1939	878
238064	1250469	011	PORCH OPEN 1ST F	*	1939	140
238064	1250470	041	GARAGE ATT 1ST F	WW	1939	380

238064	1250471	095	HVAC RESIDENTIAL	*	1939	2,783
238064	1250472	251	BATHROOM	*	1939	2
238064	1250473	581	STORAGE ATT	WV	1939	140

Total Living Area 2,763

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
276747	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	318,273.00	318,273.00
2005	01	AUSTIN ISD	318,273.00	303,273.00
2005	02	CITY OF AUSTIN	318,273.00	318,273.00
2005	03	TRAVIS COUNTY	318,273.00	254,818.00
2005	2J	TRAVIS CO HOSPITAL DIST	318,273.00	254,818.00
2005	68	AUSTIN COMM COLL DIST	318,273.00	313,273.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	361,779.00	289,339.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	361,779.00	289,339.00
2004	02	CITY OF AUSTIN	361,779.00	289,339.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	361,779.00	289,339.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	361,779.00	289,339.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	361,779.00	289,339.00
2003				
2003	0A		301,045.00	263,036.00
2003	01		301,045.00	248,036.00
2003	02		301,045.00	263,036.00
2003	03		301,045.00	210,429.00
2003	68		301,045.00	258,036.00
2002				
2002	0A		281,388.00	223,372.00
2002	01		281,388.00	208,372.00
2002	02		281,388.00	223,372.00
2002	03		281,388.00	178,698.00
2002	68		281,388.00	218,372.00
2001				
2001	0A		280,516.00	203,066.00
2001	01		280,516.00	188,066.00
2001	02		280,516.00	203,066.00
2001	03		280,516.00	182,453.00

2001	66		280,516.00	198,066.00
		2000		
2000	01		219,193.00	169,606.00
2000	02		219,193.00	164,506.00
2000	03		219,193.00	147,885.00
2000	66		219,193.00	179,606.00

Owner's Name **YIN RAYMOND & LAURA DAVID****Property Details**Mailing Address 1007 EAST RIVERSIDE DR
AUSTIN, TX 78704-1333

Location 1007 E RIVERSIDE DR

Legal LOT 4 * & E25.02 FT LOT 3 BLK 28 TRAVIS HEIGHTS

Deed Date 02161977

Deed Volume 05735

Deed Page 00129

Exemptions HS,

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.0000

Block 28

Tract or Lot 4; 3

Docket No

Abstract Code S13999

Neighborhood Code K0040

Value Information**2006 Preliminary**

Land Value 172,800.00

Improvement Value 198,301.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 309,852.00

10% Cap Value 81,249.00

Total Value 371,101.00

Data up to date as of 2006-04-24

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	309,852.00	309,852.00	371,101.00	371,101.00
01	AUSTIN ISD	1.623000	309,852.00	284,852.00	371,101.00	371,101.00
02	CITY OF AUSTIN	0.443000	309,852.00	309,852.00	371,101.00	371,101.00
03	TRAVIS COUNTY	0.499300	309,852.00	247,882.00	371,101.00	371,101.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	309,852.00	247,882.00	371,101.00	371,101.00
68	AUSTIN COMM COLL DIST	0.099100	309,852.00	304,852.00	371,101.00	371,101.00

Improvement Information

Improvement ID

State Category

Description

236083

A1

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
236083	276151	1ST	1st Floor	WW	1980	1,504
236083	276152	1/2	Half Floor	WW	1980	650
236083	1250572	011	PORCH OPEN 1ST F	-	1980	380
236083	1250573	031	GARAGE DET 1ST F	WW	1980	340

236083	1250574	095	HVAC RESIDENTIAL	*	1980	2.154
236083	1250575	251	BATHROOM	*	1980	1

Total Living Area 2,154

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
276785	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	281,684.00	281,684.00
2005	01	AUSTIN ISD	281,684.00	266,684.00
2005	02	CITY OF AUSTIN	281,684.00	281,684.00
2005	03	TRAVIS COUNTY	281,684.00	225,347.00
2005	2J	TRAVIS CO HOSPITAL DIST	281,684.00	225,347.00
2005	68	AUSTIN COMM COLL DIST	281,684.00	276,684.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	320,142.00	256,076.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	320,142.00	256,076.00
2004	02	CITY OF AUSTIN	320,142.00	256,076.00
2004	03	TRAVIS COUNTY (M&O, I&S, SPEC RD & BRIDGE)	320,142.00	256,076.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	320,142.00	256,076.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	320,142.00	256,076.00
2003				
2003	0A		271,946.00	232,797.00
2003	01		271,946.00	217,797.00
2003	02		271,946.00	232,797.00
2003	03		271,946.00	186,238.00
2003	68		271,946.00	227,797.00
2002				
2002	0A		300,239.00	211,634.00
2002	01		300,239.00	196,634.00
2002	02		300,239.00	211,634.00
2002	03		300,239.00	169,307.00
2002	68		300,239.00	206,634.00
2001				
2001	0A		299,355.00	192,395.00
2001	01		299,355.00	177,395.00
2001	02		299,355.00	192,395.00
2001	03		299,355.00	153,916.00
2001	68		299,355.00	187,395.00

		2000		
2000	01		233,446.00	159,905.00
2000	02		233,446.00	174,905.00
2000	03		233,446.00	139,924.00
2000	68		233,446.00	169,905.00

Owner's Name	LIVINGSTON JOHN R	Property Details	
Mailing Address	1005 RIVERSIDE DR E AUSTIN, TX 78704-1333	Deed Date	10012002
Location	1005 E RIVERSIDE DR	Deed Volume	00000
Legal	E25.02FT LOT 2 * & W25.02FT LOT 3 BLK 28 TRAVIS HEIGHTS	Deed Page	00000
		Exemptions	HS,
		Freeze Exempt	F
		ARB Protest	F
Value Information	2006 Preliminary	Agent Code	0
Land Value	180,000.00	Land Acres	0.0000
Improvement Value	72,227.00	Block	28
AG Value	0.00	Tract or Lot	2; 3
AG Productivity Value	0.00	Docket No	20021892371R
Timber Value	0.00	Abstract Code	S13899
Timber Productivity Value	0.00	Neighborhood Code	K0030
Assessed Value	242,272.00		
100% Cap Value	9,955.00		
Total Value	252,227.00		

Data up to date as of 2006-04-24

Value By Jurisdiction

0A	TRAVIS CENTRAL APP DIST	0.000000	242,272.00	242,272.00	252,227.00	252,227.00
01	AUSTIN ISD	1.623000	242,272.00	227,272.00	252,227.00	252,227.00
02	CITY OF AUSTIN	0.443000	242,272.00	242,272.00	252,227.00	252,227.00
03	TRAVIS COUNTY	0.498300	242,272.00	193,818.00	252,227.00	252,227.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	242,272.00	193,818.00	252,227.00	252,227.00
68	AUSTIN COMM COLL DIST	0.099100	242,272.00	237,272.00	252,227.00	252,227.00

Improvement Information

238082

A1

1 FAM DWELLING

Segment Information

238082	278150	1ST	1st Floor	WW	1949	998
238082	1250568	011	PORCH OPEN 1ST F	*	1949	84
238082	1250589	031	GARAGE DET 1ST F	WW	1949	312

236082	1250570	251	BATHROOM	*	1949	1
236082	1250571	630	PORCH CLOS FIN	*	1949	220
					Total Living Area	998

Land Information

276764	LAND	A1	T	0.000	0	0	0
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Certified Value History

2005			
2005	0A	TRAVIS CENTRAL APP DISI	220,247.00 220,247.00
2005	01	AUSTIN ISD	220,247.00 205,247.00
2005	02	CITY OF AUSTIN	220,247.00 220,247.00
2005	03	TRAVIS COUNTY	220,247.00 176,198.00
2005	2J	TRAVIS CO HOSPITAL DIST	220,247.00 176,198.00
2005	68	AUSTIN COMM COLL DIST	220,247.00 215,247.00
2004			
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	217,105.00 217,105.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	217,105.00 217,105.00
2004	02	CITY OF AUSTIN	217,105.00 217,105.00
2004	03	TRAVIS COUNTY (M&O,I&S.SPEC RD & BRIDGE)	217,105.00 217,105.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	217,105.00 217,105.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	217,105.00 217,105.00
2003			
2003	0A		204,173.00 204,173.00
2003	01		204,173.00 189,173.00
2003	02		204,173.00 204,173.00
2003	03		204,173.00 163,338.00
2003	68		204,173.00 199,173.00
2002			
2002	0A		211,327.00 211,327.00
2002	01		211,327.00 211,327.00
2002	02		211,327.00 211,327.00
2002	03		211,327.00 211,327.00
2002	68		211,327.00 211,327.00
2001			
2001	0A		192,420.00 192,420.00
2001	01		192,420.00 192,420.00
2001	02		192,420.00 192,420.00
2001	03		192,420.00 192,420.00
2001	68		192,420.00 192,420.00

		2000		
2000	01		158,572.00	158,572.00
2000	02		158,572.00	158,572.00
2000	03		158,572.00	158,572.00
2000	68		158,572.00	158,572.00



City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
1987 RULE PLATTING EXCEPTION

01/13/2006

File Number: C8I-06-0012

Address: 1001 E RIVERSIDE DR

Tax Parcel ID: 0301040701

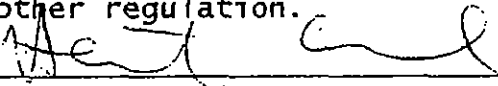
Map Date: 02/11/2004

The Watershed Protections & Development Review 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 Lot 1 and a portion of Lot 2, Block 28, Travis Heights Subdivision in the current deed, recorded on 10/06/2005, in Document #2005186566, Travis County Deed Records. This parcel existed in its current configuration on August 31, 1987, as evidenced by a deed recorded on 11/08/1974, in Volume 5055, Page 1299, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on August 31, 1987, as evidenced by water service on 04/07/1931. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

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: 
HECTOR AVILA
Director (or representative)
Watershed Protections & Development Review



F.A.R. (Floor to Area Ratio) Calculation:

The existing house is 2962 sq ft (TCAD). The new living space is 550 sq ft. The total floorspace is then 3512 sq ft. The legal lot is 12,500 sq ft. $3512/12500 = 0.28$, well under the guidelines of 0.4.

Dec 21 05 01:02p

Unbridled

512-444-2079

p.1

2/4

Attm Michael

Tree Ordinance Review Application City of Austin

Founded by Congress, Republic of Texas, 1839
Waterhed Protection and Development Review Department
One Texas Center, 305 Barton Springs Road
P.O. Box 1089, Austin, Texas 78767
Phone: (512) 974-1876 Fax: (512) 974-3010



Paid: Yes/No

Receipt Number:

Inspection Date:

Form 2005

This application requests: (specify all that apply)

☐ removal of a protected-size tree;

☒ development exceeding allowable standards for encroachment in the critical root zone²;

☒ removal of more than 30% of a tree's crown².

¹ Additional tree information may be obtained from the Land Development Code (25-6), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (<http://www.ci.austin.tx.us/ufrees/>).

² Applicant understands that encroachment in the critical root zone, or removal of canopy, may threaten the health of the tree and that approval of this application does not guarantee the continued health of the tree.

Please attach an aerial drawing that includes the location of the tree, proposed development, and utilities. The application and payment (check to the City of Austin for \$25 per tree) can be mailed or delivered to the above addresses. Payment must be made prior to City personnel completing this application. If relevant, check and initial the following box to indicate that the fee is to be applied to the building permit (i.e., encow payment): ☐

Address of Property (including zip code): 1001 East Riverside Dr Austin TX 78704

Name(s) of Owner and Applicant: Robert Mitchell and Kim Leom

Building Permit Number (if applicable): _____

Telephone Number: 512-361-2600/512-433-7876 Fax Number: 512-444-2079

Type of Tree: BURROCK OAK (QUERCUS) P.O. Location on lot: South end

Trunk Circumference (inches around) at 4 1/2 Feet Above Ground: 30"

General Condition: Distressed signs of damage

Reason for Request: Building

Owner/Applicant Signature: Kim Date: 12-21-05

TO BE COMPLETED BY CITY ARBORIST	
Approved	<input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Statutory Denial (more information required)
Comments:	<u>(1) SUPPLY PLANS SO IMPACT TO LIVE OAKS CAN BE REGULAR</u>
<p>Conditions of Approval: <input type="checkbox"/> None <input checked="" type="checkbox"/> As described within Arborist Comments (see above); and/or,</p> <p><input checked="" type="checkbox"/> Applicant agrees to plant <u>7</u> saplings, container grown, City of Austin Class 1 trees (i.e., Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy (trees are to be a minimum of two inches in caliper width). Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) providing the most root zone protection.</p>	
Owner/Applicant Signature	City Arborist Signature
Date	Date

YAHOO! MAIL

Print - Close Window

Subject: 1001 E Riverside Drive
Date: Thu, 13 Apr 2006 14:57:13 -0500
From: "Embesi, Michael" <Michael.Embesi@ci.austin.tx.us>
To: kimaisom@yahoo.com

Kim,

Thank you for identifying your concerns about the protected size tree and the newly established setback regulations. I hope that the following information will assist you with resolving your site issues:

- if the proposed structure is required to be shifted to the east due to the new setback regulations, additional tree impacts would occur and the project would need to be re-assessed for compliance with the tree ordinances possibly requiring significant design change to preserve the health of the protected-size tree; and,
- if it matters, the original Tree Ordinance Review Application was submitted on December 21, 2005, predating the newly established setback regulations.

Thank you for your time and please contact me if I can assist you further,
Michael Embesi

City of Austin - Watershed Protection and Development Review Department
City Arborist
505 Barton Springs Road
Austin, TX 78704
Phone (512) 974-1878
Fax (512) 974-3010
Web Site www.ci.austin.tx.us/trees