

[Redacted]  
From: [Redacted]  
Date: [Redacted]  
To: David [Redacted]  
[Jim]  
**Subject:** RE: New Tree Review Status for 2009 Lakeshore Dr. - 2016-156405 TP

David,

You need to provide plans, conceptual or stamped, for us to make a determination. The only document provided with the TP submittal was the existing conditions survey.

**Keith W. Mars**  
*City Arborist & Urban Forest Conservation Program Manager*  
[City of Austin Development Services Department](#)  
One Texas Center, 4th Floor  
505 Barton Springs Road  
Office: 512-974-2755



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[www.austintexas.gov/trees](http://www.austintexas.gov/trees)

We want to hear from you! Please take a few minutes to complete our [online customer survey](#).  
Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#)

[Redacted]  
From: [Redacted]  
Sent: [Redacted]  
To: [Redacted]  
**Subject:** Re: New Tree Review Status for 2009 Lakeshore Dr. - 2016-156405 TP  
**Importance:** High

Keith,

We need formal guidance on removing the trees identified on the survey. We don't have a residential PR. We're asking your department to make a decision to allow or deny removal of the identified trees.

Jim has been to the site and can provide context, but for quick reference we need to demolish and rebuild the legal non-compliant single family residence, pool and deck areas. The site needs a complete redesign and the trees represent a hardship in our endeavor to design a competent set of plans - Plans that cost tens of thousands of dollars. And it's not fair to require a sealed set of plans to be reviewed only as part of a formal PR process, to then receive TOR comments that in all likelihood will require a significant redesign of the house, costing the owner as much as double the amount of money he would have spent to produce the PR-level plan set.

With the utmost respect, can you see our issue with the way the department is handling the TP application process these days? We paid \$323.44 for a competent tree review. We are asking to remove the trees as identified on the

ROW I.D. 1051270



# Tree Ordinance Review Application

Development Services Department  
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704  
Phone: (512) 974-1876 Fax: (512) 974-3010  
Email: cityarborist@austintexas.gov Website: [www.austintexas.gov/department/city-arborist](http://www.austintexas.gov/department/city-arborist)

Mapsco Pg \_\_\_\_\_

### Application request\* (specify all that apply):

- Tree removal (LDC 25-8-602[3])
- Critical Root Zone impacts (ECM 3.5.2 A)
- Live canopy impacts of more than 25% (ECM 3.5.2 B)

\* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 2009 Lakeshore Dr.

Name of owner or authorized agent: Mindy Briggs, Permit Partners

Building permit number (if applicable): N/A

Telephone #: 512-593-5361 Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Tree Species: various Tree location on lot: various - see survey

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) \_\_\_\_\_ or diameter (across) \_\_\_\_\_

General tree condition:  Good /  Fair /  Poor /  Dead

Reason for request:  Development  Tree condition  Other: JIM GORZEL HAS CONDUCTED SITE VISIT. ARCHITECT IS FINALIZING BUILDING PLANS. WE REQUEST STAFF MAKE DETERMINATION TO APPROVE REMOVAL OF 7 TREES (SEE RED BOX ON SURVEY) IDENTIFIED AS PROTECTED.

Owner/ Authorized Agent Signature \_\_\_\_\_ Date 12/21/16

- o Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- o This permit application only reviews for compliance with tree regulations.
- o The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

### Application Determination – To be completed by City Arborist Program Personnel

- Approved
- \*Approved With Conditions
- Statutory Denial (more information required)
- Denied

Comments \_\_\_\_\_

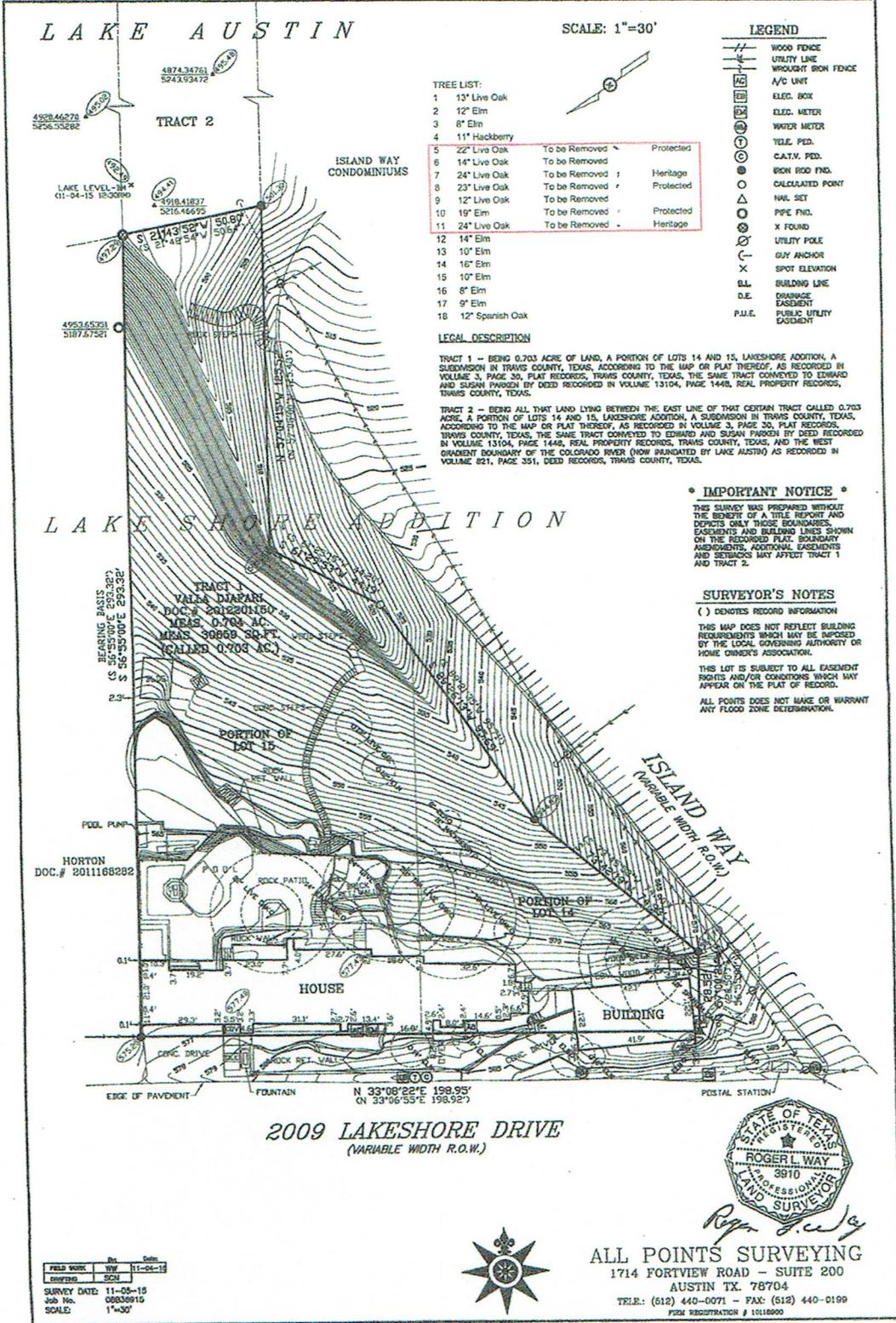
Heritage Tree(s)  A heritage tree variance is required:  Administrative /  Land Use Commission

Conditions of Approval:  None or  As described within Arborist Comments (see above); and

- Applicant agrees to plant \_\_\_\_\_ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.
- Provide a receipt from a certified arborist for:  remedial root care  any required pruning

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_ City Arborist Signature \_\_\_\_\_ Date \_\_\_\_\_

Post this document on site while any proposed work is in progress.  
Conditions for approval of this application must be met within 1 year of the effective date.



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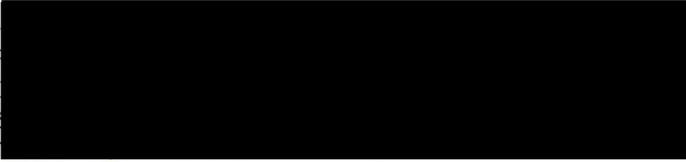


**Matt Fajkus, MA LEED AP**  
*Principal Architect*  
*Tenured Assoc. Professor*  
*UT School of Architecture*

512.432.5137



Matt Fajkus Architecture  
900 East 6th Street  
Suite 100  
Austin, TX 78702



**Jenny Sandman**  
*Executive Assistant*

512.432.5137



Matt Fajkus Architecture  
900 East 6th Street  
Suite 100  
Austin, TX 78702



Hello

We live at 3801 Island Way and are happy to support the project that Valla is conducting on his property on Lakeshore Dr. The

construction of this house and the additions to the surrounding area will add a great look to our aging neighborhood. The revival of this neighborhood has always been important to us and were thankful he is taking the initiative to do great things here.

M02/22

We are available for any questions or comments if needed.

Thanks  
Brian Patek

Please excuse the brevity as this was sent from my iPhone

MF Architecture  
c/o Matt Fajkus  
900 East Sixth Street  
Suite 100  
Austin, TX 78702

To whom it may concern,

I understand the nature of my neighbor Dr. Valla Djafari's request. We fully support him and think it will improve our neighborhood.

Regards,

Handwritten signature of Adam and Jamie Lipp in black ink.

Adam and Jamie Lipp  
Owners, 3906 Laguna Vista Cove

**Subject:** Fw: Letter

**Date:** Wednesday, February 8, 2017 at 10:34:57 AM Central Standard Time

**From:** [REDACTED]

**To:** [REDACTED]

Valla Djafari MD  
Texas Retina Institute  
c: (512) 568-4511  
p: (512) 651-2201

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[REDACTED]

**Subject:** Letter

To whom it may concern,  
I understand the nature of my neighbor Dr. Valla Djafari's request. We fully support him and think it will improve our neighborhood.

Regards,  
Adam and Jamie Lipp  
Owners, 3906 Laguna Vista Cove

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**LAKESHORE RESIDENCE**

Board of Adjustments

-  
July 24, 2017  
-

**REQUESTED VARIANCES**

**1. IMPERVIOUS COVER**

1. Increase from 35% to 66% on 0-15% Slope
2. Increase from 10% to 88% on 15-25% Slope
3. Increase from 5% to 9% on 25-35% Slope
4. Increase from 0% to 31% on 35-100% Slope

**2. PROPOSED SETBACKS**

1. Front yard changed from Lakeshore to Island Way per COA
2. Avoid impacting Existing Protected/Heritage Tree CRZs
3. Proposed Setbacks
  - Front Yard: 40' Front Yard Setback per COA
  - Street Yard: 25' Street Yard Setback per COA (Island Way)
  - Rear Yard: 10' Rear Yard Setback per COA
    - Existing Structure at 0'
    - To be made Compliant with 10' Setback
  - Street Yard: 5' Street Yard Setback (Lakeshore Drive)



architecture

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Matt Fajkus Architecture  
900 East 6th Street  
Suite 100  
Austin, Texas 78702

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512.432.5137

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[www.mfarchitecture.com](http://www.mfarchitecture.com)  
-

**EXISTING CONDITIONS**

Front Setback: -7'  
Side Setback: 0'  
Street Side: 0'  
Rear Setback: N/A faces lake  
Easements: N/A

**ALLOWABLE CONDITIONS**

Front Setback: 40' from Lakeshore Dr.  
Side Setback: 10'  
Street Side: 25' from Island Way  
Rear Setback: 10'  
Easements: N/A

**PROPOSED CONDITIONS**

Front Setback: 40' from Island Way  
Street Side: 5' from Lakeshore Dr.  
Street Side: 25' from Island Way  
Rear Setback: 10' from adjacent lot  
Easements: N/A

**PROJECT CONDITIONS**

Scale: Not to Scale

LAKESHORE RESIDENCE  
Board of Adjustments

July 24, 2017

**LAKE AUSTIN ZONING & OVERLAY IMPERVIOUS COVER CHART**

**GROSS SITE AREA =** 30,712 SF  
**SHORELINE SETBACK AREA =** 3,282 SF

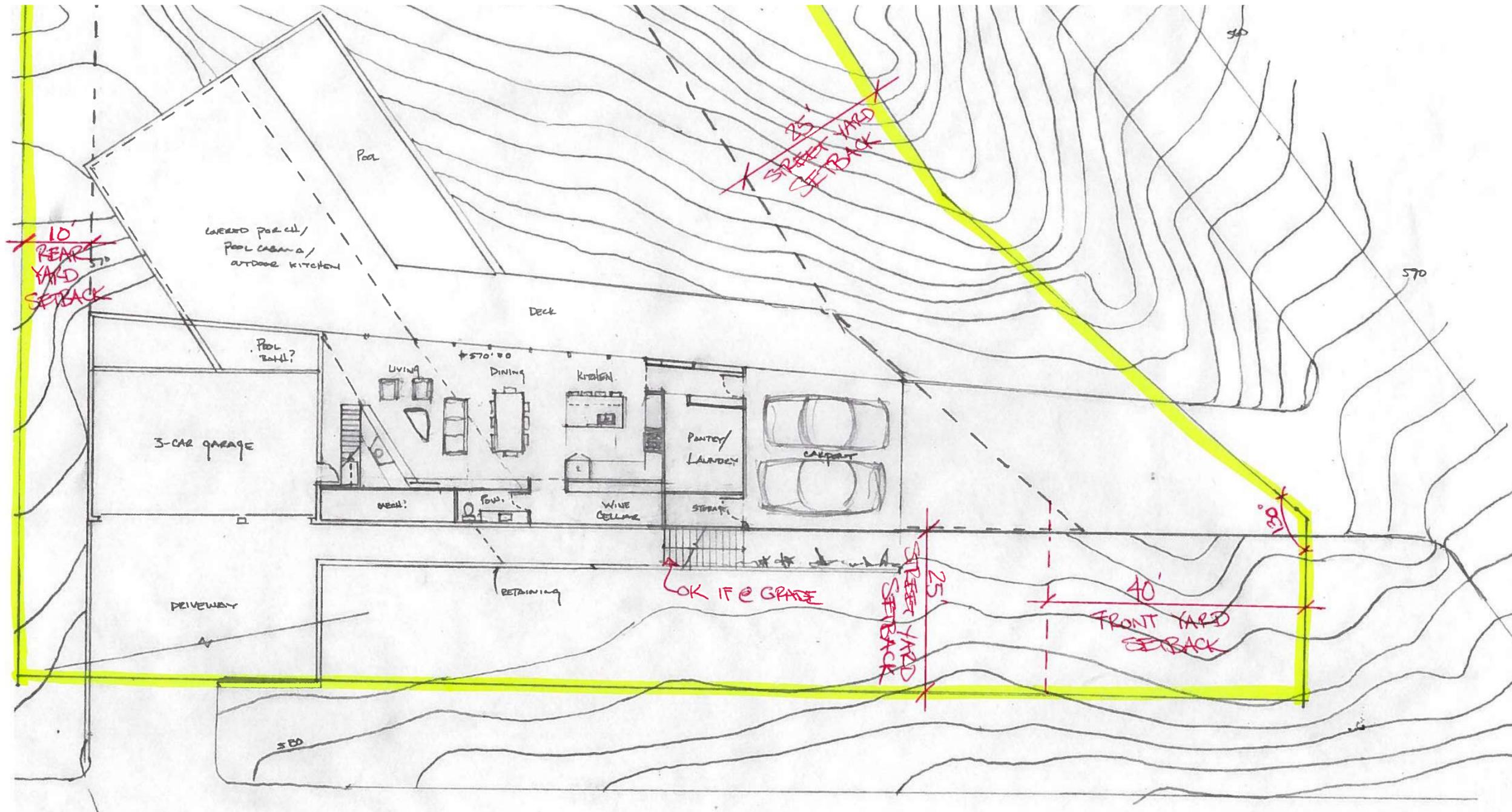
SLOPE CATEGORY (%)	TOTAL AREA (SF)	MULTIPLIER	IC ALLOWED (SF)	IC EXISTING (SF)	% IC	
					EXISTING	PROPOSED
0-15	11,540	0.35	4,039	8,515	74%	66%
15-25	185	0.10	19	0	0%	88%
25-35	830	0.05	42	0	0%	9%
35-100	14,875	0.00	0	0	0%	31%
TRANSFER PER E	0	0.40	-	-	-	-
<b>TOTAL</b>				<b>8,515</b>	-	<b>12,383</b>
<b>SHORELINE SETBACK</b>				<b>1,655</b>	-	<b>1,771</b>
<b>NET TOTAL</b>				<b>10,170</b>		<b>14,154</b>

1. Table is based on the information provided in City of Austin Land Development Code 25.2.551(C)(3).
2. This legal tract was recorded prior to April 22, 1982. Per City of Austin Land Status Determination File Number C8I-02-0071.

### NEW FRONT YARD LOCATION PER CITY OF AUSTIN

“Since the angle between L2 and the adjacent property line parallel to Island Way is <math><135^\circ</math>, L2 is the front property line. As such, its setback is 40’. The setback from each respective street is 25’. However, with L2 being the front property line, the interior property line is then the rear property line requiring a 20’ setback. If a 10’ setback is desired, a BOA variance will need to be sought.”

Quote and drawing by COA Staff Susan Barr on August 13, 2015.



NEW SETBACKS BY COA

Scale: Not to Scale

LAKESHORE RESIDENCE  
Board of Adjustments

July 24, 2017