

2803 EDGEWATER DRIVE  
AUSTIN, TX 78733

**Case# C15-2019-0055**

## VARIANCE REQUEST

1. LDC 25-2-551(c)(3)(c) increase impervious coverage from 0% IC existing to 66% IC proposed in the 25-35% slope category, which allows 5% IC
2. LDC 25-2-551(e)(2) increase impervious coverage from 0% IC existing to 29% IC proposed in a slope category greater than 35% which allows 0% IC

# AERIAL



# AERIAL



## REASONABLE USE

- The property owner is requesting increased impervious cover to accommodate a proposed single-family structure and associated improvements. To do so in a reasonable manner, the aforementioned impervious coverage percentages are requested.
- This is a fair and reasonable use in Lake Austin zoning category as that zoning category specifically prescribes development of a residential nature.
- The area proposed for the new residence is the flattest area of the lot. The proposed improvements are in the most reasonable location.
- The lot is so steep that the allowable square footage and related impervious coverage amounts far exceed what is allowed by code. This is unreasonable. The project proposes the most reasonable use of the lot.

## NOT GENERAL TO THE AREA

- There are no known vacant lots in the immediate area with the combined hardships of topography and no frontage on Lake Austin which prohibit a significant amount of land from being utilized in a reasonable manner.

## AREA OF CHARACTER

- Any construction will be in keeping the varied construction styles found throughout west Austin. There will be no adverse impact to adjacent properties.

# SITE PLAN STREET LEVEL

## PROJECT INFORMATION

PROJECT NAME: EDGEWATER RESIDENCE  
 LOCATION: 2803 EDGEWATER DRIVE, AUSTIN, TX 78733  
 ZONING: LA  
 LEGAL DESCRIPTION: LOTS 8, BLOCK 1, AUSTIN LAKE ESTATES, SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 9, PAGE 82, TRAVIS COUNTY PLAT RECORDS.

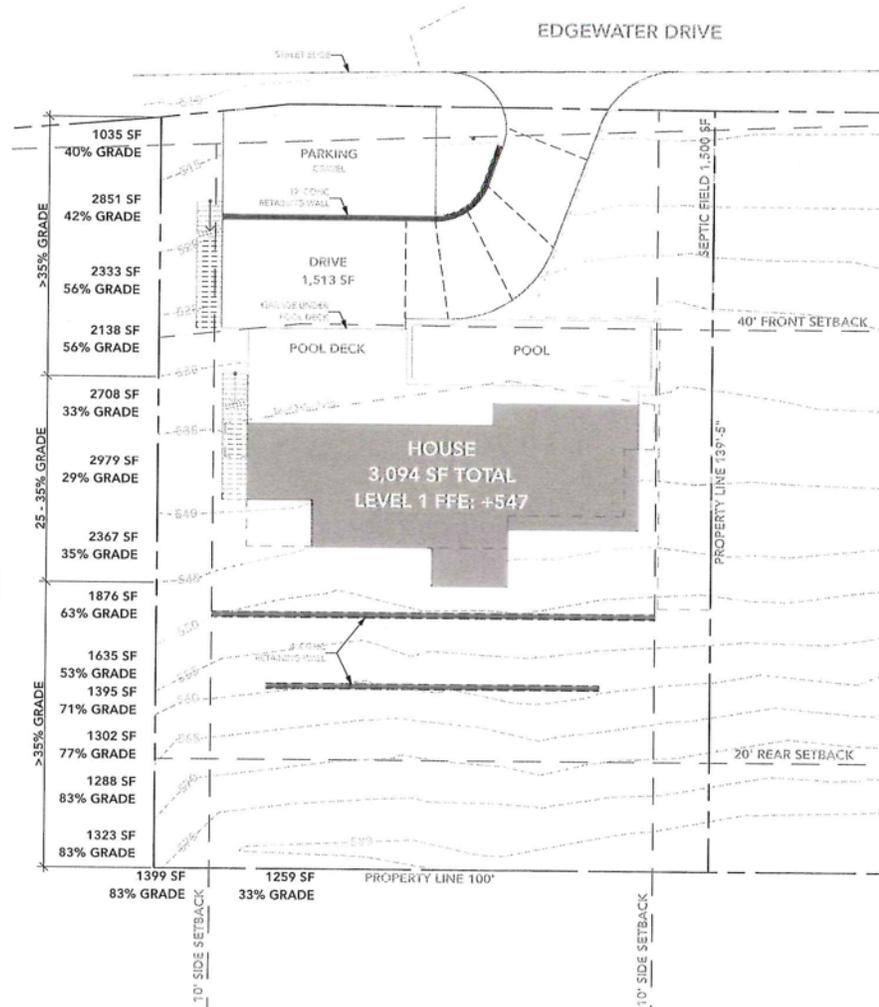
## AREA BREAKDOWN (SF)

1st Level House	1,588
2nd Level House	1,506
Balcony	144
Garage	480
<b>TOTAL BUILDING AREA</b>	<b>3,718</b>
BUILDING COVER	2,233
DRIVEWAY	1,513
PARKING	767
UNCOVERED DECK	569
OTHER	387
<b>TOTAL IMPERVIOUS COV.</b>	<b>5,469</b>
LOT SIZE	13,935
<b>TOTAL IMPER. COV. %</b>	<b>39%</b>

## IMPERVIOUS COVER TABULATIONS

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,928 SF	5%	66%	196 SF	2,592 SF
OVER 35%	10,043 SF	0%	29%	0 SF	2,877 SF
			<b>TOTAL</b>	<b>196 SF</b>	<b>5,469 SF</b>

BM Survey: Edgewater - BM Survey 21EDGES/EDGE1 (No. 21.1710) | W/Revised: September 4, 2019 11:00 AM



SITE PLAN @ STREET LEVEL

SCALE: 1" = 20'

m(ødm)

Austin (512) 469.5950  
 1009 West 6th Street #50 78703  
 San Antonio (512) 469.5950  
 201 Groveton Street 78210

markodomstudio.com



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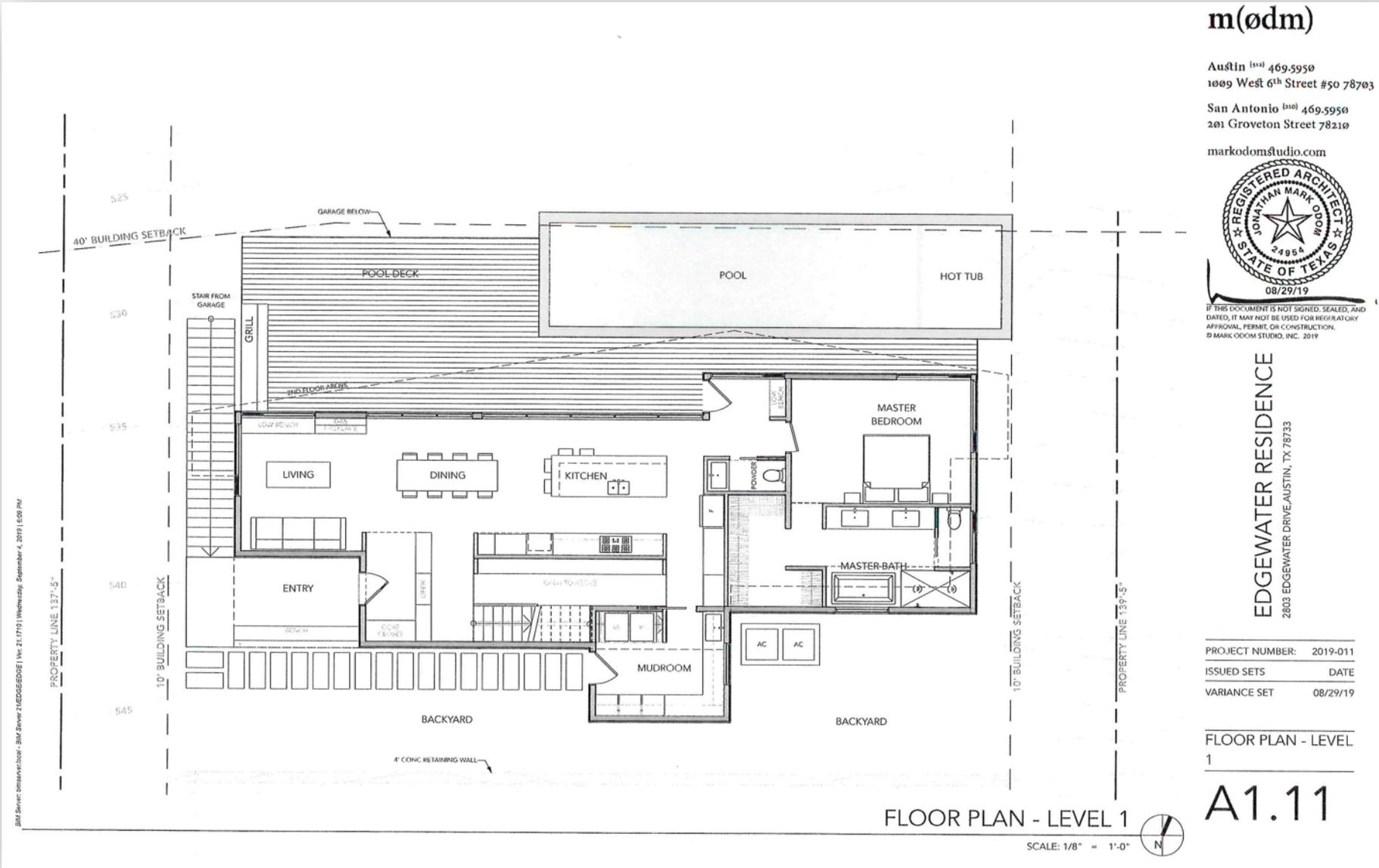
EDGEWATER RESIDENCE  
 2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER: 2019-011  
 ISSUED SETS DATE  
 VARIANCE SET 08/29/19

ARCHITECTURAL  
 SITE

A1.01

# FLOOR PLAN - LEVEL 1



**m(ødm)**

Austin (512) 469.5950  
1009 West 6<sup>th</sup> Street #50 78703

San Antonio (210) 469.5950  
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**EDGEWATER RESIDENCE**  
2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER: 2019-011  
ISSUED SETS \_\_\_\_\_ DATE \_\_\_\_\_  
VARIANCE SET 08/29/19

FLOOR PLAN - LEVEL  
1

**A1.11**

FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'-0"



BIM Server: b284wvwr/door - BIM Server 21\EDGESEDGE [ Wed 21:17:10 ] Wednesday, September 4, 2019 1:09 PM

# FLOOR PLAN – LEVEL 2

**m(ødm)**

Austin (512) 469.5950  
1009 West 6th Street #50 78703

San Antonio (512) 469.5950  
201 Groveton Street 78210

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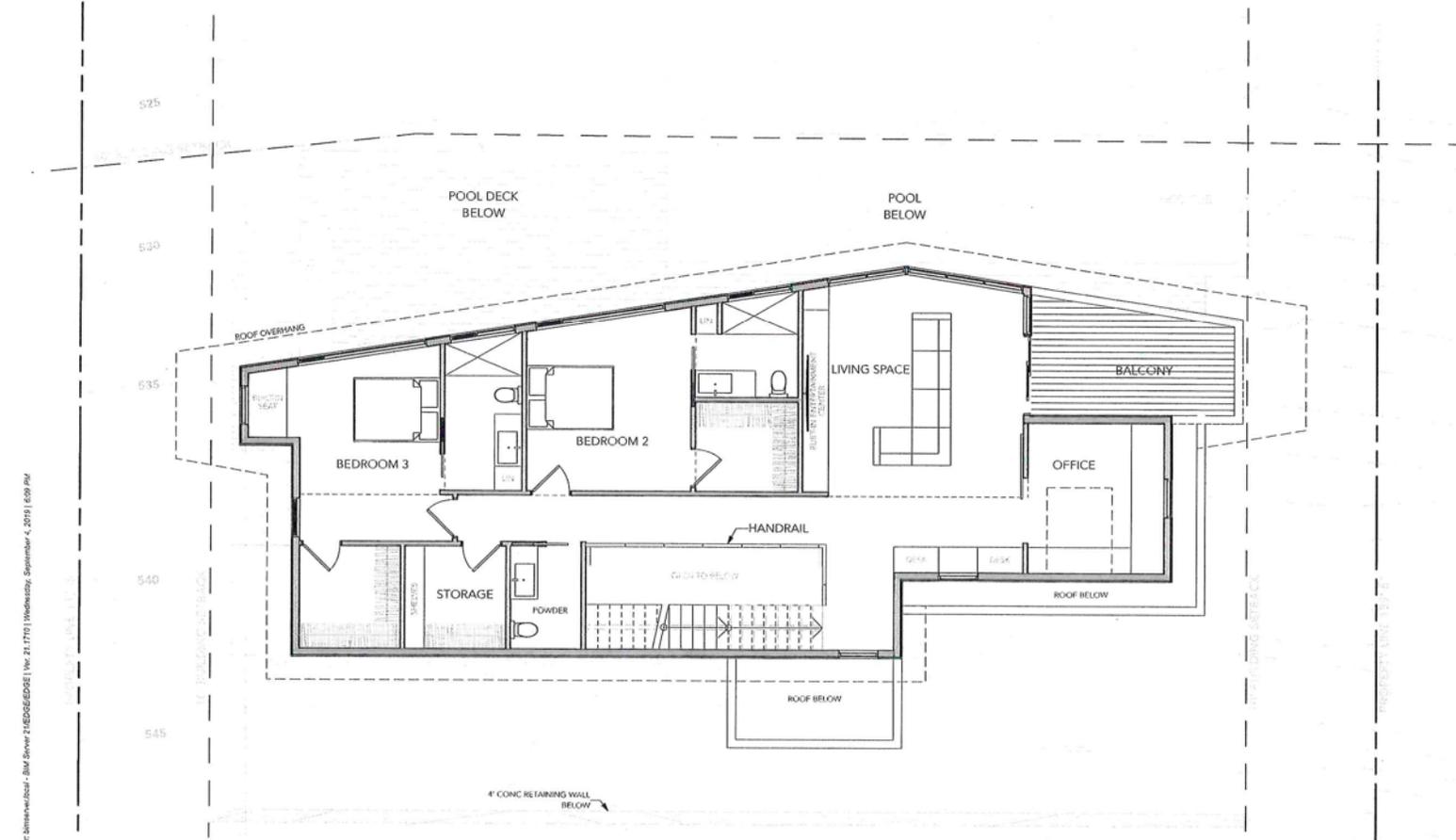
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**EDGEWATER RESIDENCE**  
2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER: 2019-011  
ISSUED SETS \_\_\_\_\_ DATE \_\_\_\_\_  
VARIANCE SET 08/29/19

FLOOR PLAN - LEVEL  
2

**A1.12**



BIM Service: bimmer@bim.com | BIM Server: 210505@EDGE | Ver: 21\_1710 | Wednesday, September 4, 2019 | 6:09 AM

FLOOR PLAN - LEVEL 2

SCALE: 1/8" = 1'-0"



# RENDERINGS



m(ødm)

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1009 West 6<sup>th</sup> Street #50 78703

San Antonio (210) 469.5950  
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EDGEWATER RESIDENCE  
2803 EDGEWATER DRIVE, AUSTIN, TX 78733

PROJECT NUMBER: 2019-011  
ISSUED SETS                      DATE  
VARIANCE SET                    08/29/19

VIEW

SD4.01

# 2803 EDGEWATER DR. (SUBJECT SITE)



# 2803 EDGEWATER DR. (SUBJECT SITE)



# 2803 EDGEWATER DR. (SUBJECT SITE)



# 2807 EDGEWATER DR.



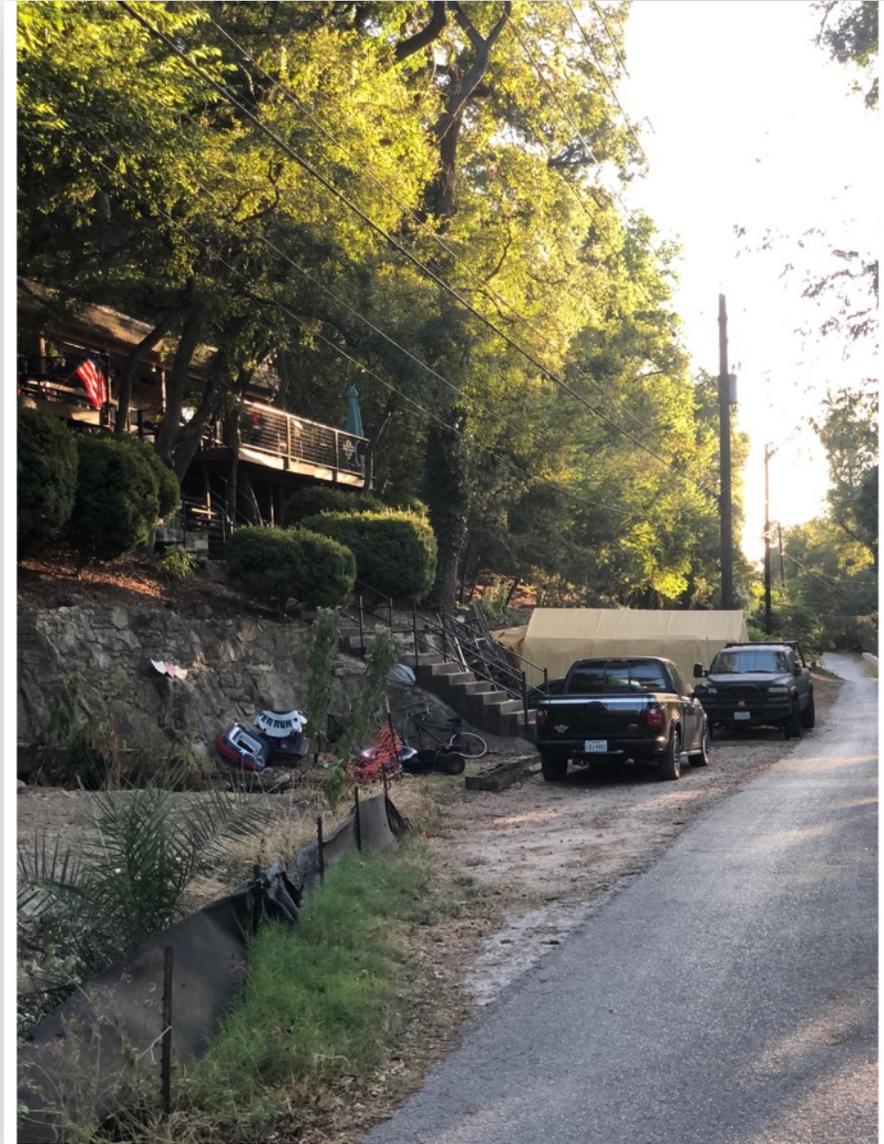
# 2807 EDGEWATER DR.



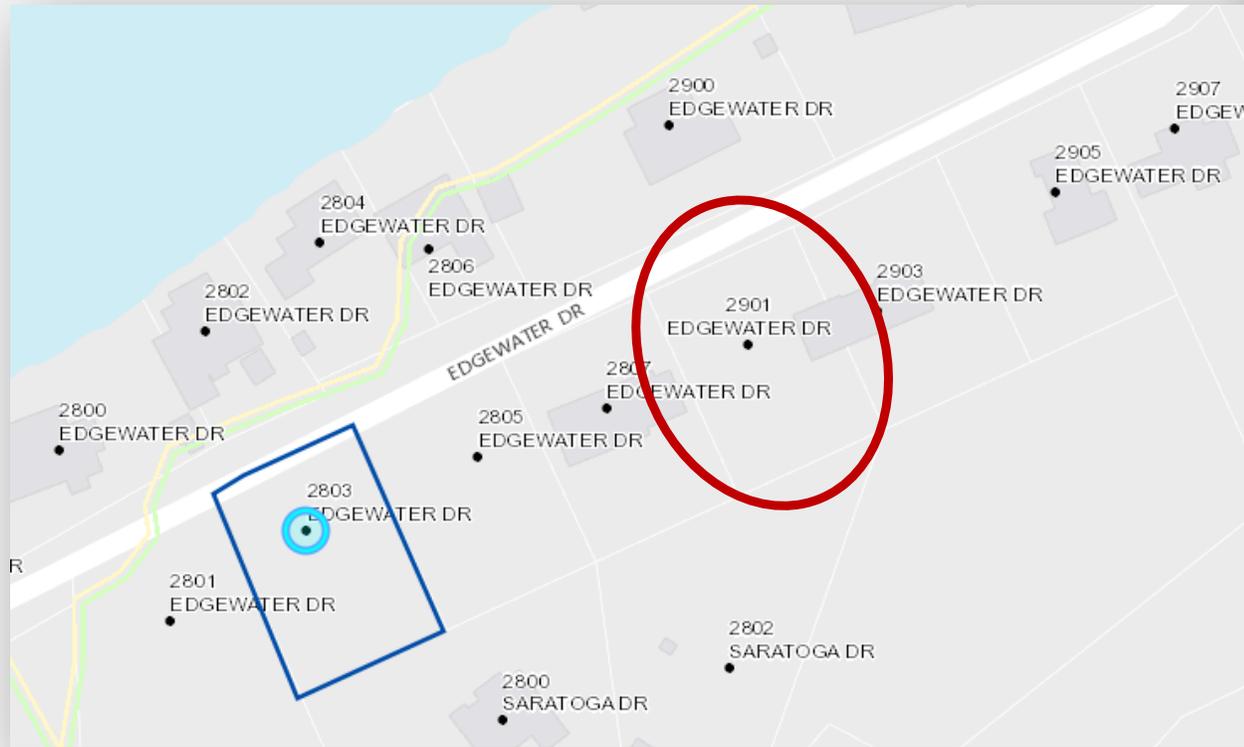
# 2807 EDGEWATER DR.



# 2807 EDGEWATER DR.



# 2901 EDGEWATER DR.



# 2903 EDGEWATER DR.



# EDGEWATER DR. (GENERAL CONDITIONS)



**BACK UP MATERIAL**

# UPDATED SURVEY

Waterloo Surveyors Inc.  
**SURVEY PLAT**

OWNER:  
WILLIAM M. WESTFIELD  
ADDRESS:  
2803 & 2805 EDGEWATER DRIVE  
AUSTIN, TEXAS 78733

LEGAL DESCRIPTION:  
LOTS 7 & 8, BLOCK 1, OF AUSTIN LAKE ESTATES,  
SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 9, PAGE 82, PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS.

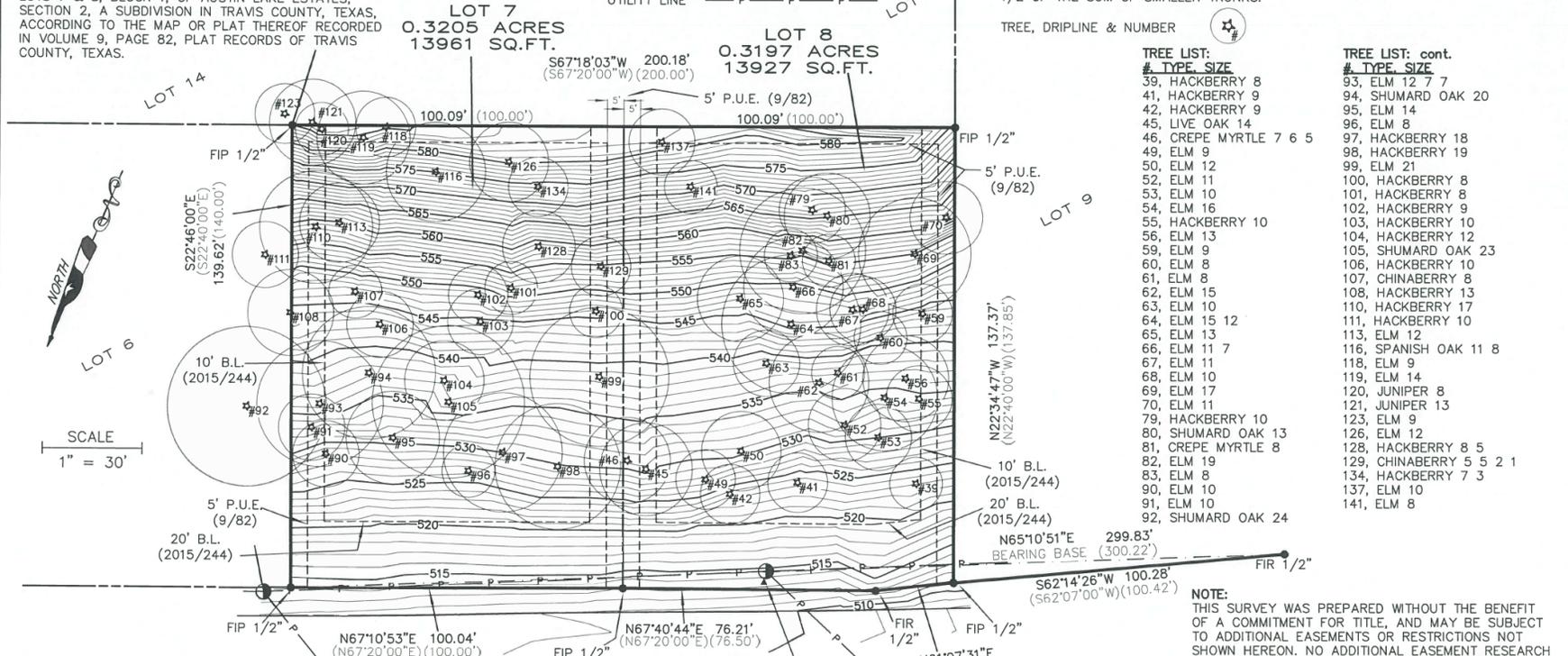
LOT 7  
0.3205 ACRES  
13961 SQ.FT.

LEGEND  
RECORD CALL ( )  
BUILDING SETBACK LINE B.L.  
PUBLIC UTILITY EASEMENT P.U.E.  
FOUND IRON ROD F.I.R.  
UTILITY POLE/GUY ANCHOR P  
UTILITY LINE P P P

LOT 8  
0.3197 ACRES  
13927 SQ.FT.

TREE NOTE:  
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS  
DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER.  
GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5  
FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED  
USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK +  
1/2 OF THE SUM OF SMALLER TRUNKS.

J15743A



TREE, DRIPLINE & NUMBER

TREE #	TYPE	SIZE
39	HACKBERRY	8
41	HACKBERRY	9
42	HACKBERRY	9
45	LIVE OAK	14
46	CREPE MYRTLE	7 6 5
49	ELM	9
50	ELM	12
52	ELM	11
53	ELM	10
54	ELM	16
55	HACKBERRY	10
56	ELM	13
59	ELM	9
60	ELM	8
61	ELM	8
62	ELM	15
63	ELM	10
64	ELM	15 12
65	ELM	13
66	ELM	11 7
67	ELM	11
68	ELM	10
69	ELM	17
70	ELM	11
79	HACKBERRY	10
80	SHUMARD OAK	13
81	CREPE MYRTLE	8
82	ELM	19
83	ELM	8
90	ELM	10
91	ELM	10
92	SHUMARD OAK	24

TREE #	TYPE	SIZE
93	ELM	12 7 7
94	SHUMARD OAK	20
95	ELM	14
96	ELM	8
97	HACKBERRY	18
98	HACKBERRY	19
99	ELM	21
100	HACKBERRY	8
101	HACKBERRY	8
102	HACKBERRY	9
103	HACKBERRY	10
104	HACKBERRY	12
105	SHUMARD OAK	23
106	HACKBERRY	10
107	CHINABERRY	8
108	HACKBERRY	13
110	HACKBERRY	17
111	HACKBERRY	10
113	ELM	12
116	SPANISH OAK	11 8
118	ELM	9
119	ELM	14
120	JUNIPER	8
121	JUNIPER	13
123	ELM	9
126	ELM	12
128	HACKBERRY	8 5
129	CHINABERRY	5 5 2 1
134	HACKBERRY	7 3
137	ELM	10
141	ELM	8

NOTE:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT  
OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT  
TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT  
SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH  
WAS DONE FOR THE PURPOSE OF THIS SURVEY.

State of Texas:  
County of Travis:

**EDGEWATER DRIVE**

BENCHMARK:  
SET SPINDLE IN POWER POLE  
NAVD88 ELEVATION: 515.81'

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3 5 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0430J, Zone: X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, Dated: 1/6/2016.

Dated this the 9th day of APRIL, 2019.  
Easements & Setbacks added this the 6th day of MAY, 2019.

*Thomas P. Dixon*  
Thomas P. Dixon R.P.L.S. 4324  
FIRM #10124400



# SITE PLAN AT STREET LEVEL

## PROJECT INFORMATION

PROJECT NAME: EDGEWATER RESIDENCE  
 LOCATION: 2803 EDGEWATER DRIVE, AUSTIN, TX 78733  
 ZONING: LA  
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## AREA BREAKDOWN (SF)

	PREVIOUS	REVISED
1ST LEVEL	1,588	1,556
2nd LEVEL	1,506	1,458
BALCONY	144	147
GARAGE	480	0
<b>TOTAL BUILDING AREA</b>	<b>3,718</b>	<b>3,161</b>
BUILDING COVER	2,233	1,848
DRIVEWAY	1,513	1,209
UNCOVERED DECK	569	429
OTHER	387	469
<b>TOTAL IMPERVIOUS COV.</b>	<b>5,469</b>	<b>3,955</b>
LOT SIZE	13,935	13,935
<b>TOTAL IMPER. COV. %</b>	<b>39%</b>	<b>28%</b>

## EXISTING TREE LIST

TO REMAIN	TO BE REMOVED
#42 HACKBERRY 9	#39 HACKBERRY 8
#45 LIVE OAK 14	#41 HACKBERRY 9
#46 CREPE MYRTLE 7,6,5	#50 ELM 12
#49 ELM 9	#52 ELM 11
#59 ELM 9	#53 ELM 10
#65 ELM 13	#54 ELM 16
#66 ELM 11,7	#55 HACKBERRY 10
#67 ELM 11	#56 ELM 13
#68 ELM 10	#60 ELM 8
#69 ELM 17	#61 ELM 8
#70 ELM 11	#62 ELM 15
#79 HACKBERRY 10	#63 ELM 10
#80 SHUMARD OAK 13	#64 ELM 15, 12
#81 CREPE MYRTLE 8	<b>TOTAL INCHES 151</b>
#82 ELM 19	
#83 ELM 8	
#137 ELM 10	
#141 ELM 8	
<b>TOTAL INCHES 206</b>	

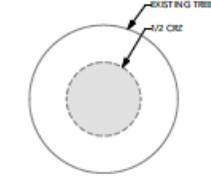
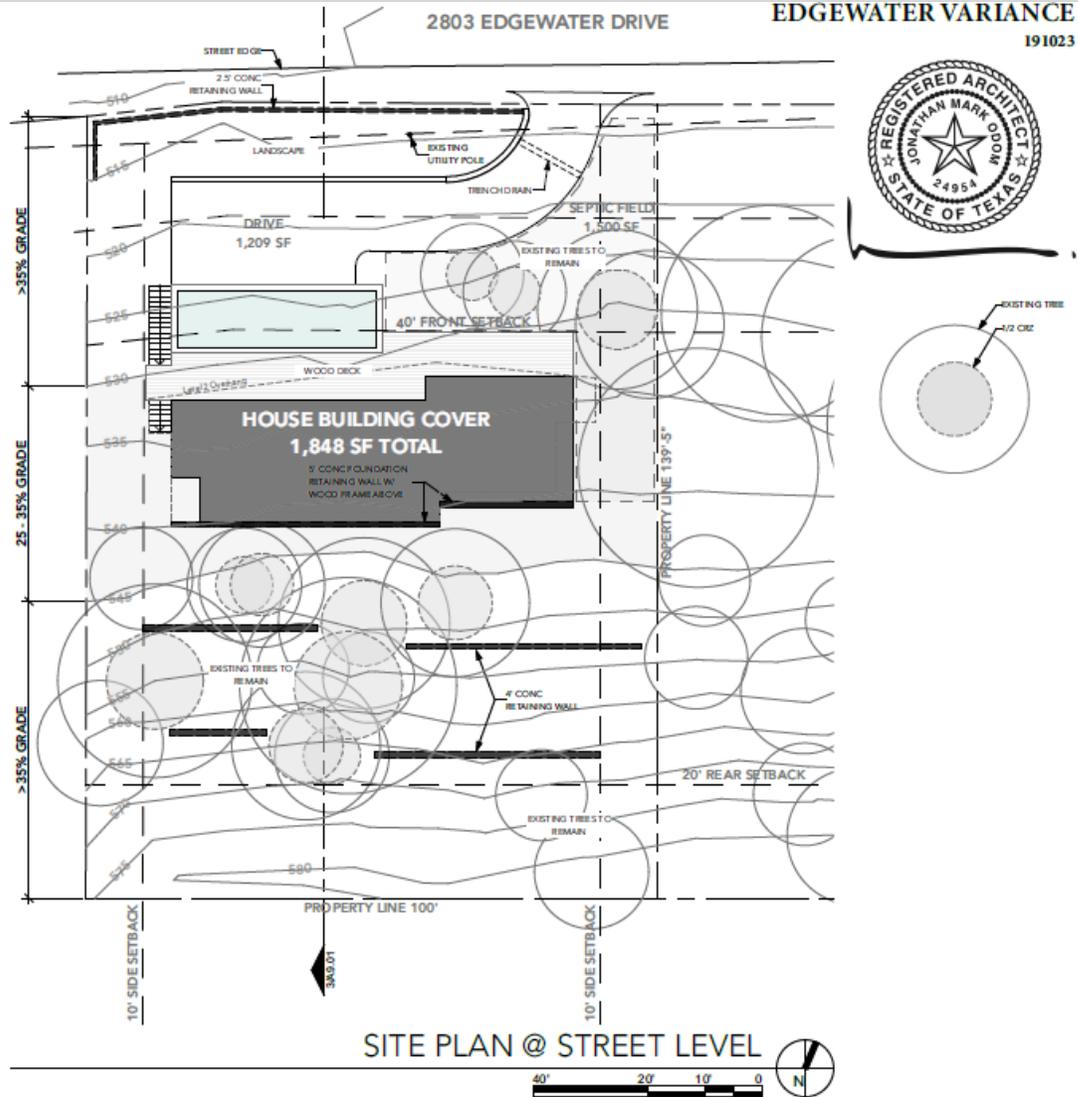
TOTAL EXISTING TREES	357*
TOTAL EXISTING TREES TO BE REMOVED	151*
TOTAL EXISTING TREES TO REMAIN	206*

## PREVIOUS IMPERVIOUS COVER TABULATIONS BOA HEARING 10/14/19

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,892 SF	5%	66%	196 SF	2,592 SF
OVER 35%	10,043 SF	0%	29%	0 SF	2,877 SF
<b>TOTAL</b>				<b>196 SF</b>	<b>5,469 SF</b>

## REVISED IMPERVIOUS COVER TABULATIONS BOA HEARING 11/07/19

SLOPE GRADE	SF PER ZONE	ALLOWABLE % PER ZONE	PROPOSED % PER ZONE	ALLOWABLE SF PER ZONE	PROPOSED SF PER ZONE
0-15%	-	35%	-	-	-
15-25%	-	10%	-	-	-
25-35%	3,892 SF	5%	59%	196 SF	2,279 SF
OVER 35%	10,043 SF	0%	17%	0 SF	1,676 SF
<b>TOTAL</b>				<b>196 SF</b>	<b>3,811 SF</b>



SITE PLAN @ STREET LEVEL

# VARIANCE REVISION NOTES

m(odm) \_ BOA Variance hearing November 7th

10/23/19

2803 EDGEWATER VARIANCE REVISION NOTES : Highlighted Points

DELIVERABLES : Included in this package and numbers accordingly

1. Revision Notes
2. Revised Architecture Plans, Section, Trees, Rendering, and Calculations
3. Structural Letter regarding Pier&Beam Foundation
4. Civil Drawings : stamped
5. Soils Report : Bedrock
6. Nieghbor Letters

HIGHLIGHTED NOTES: also included in drawings

1. Please include Neighbor Letters / Meeting Feedback
2. Footprint of house has decreased from 2,233SF to 1,848 SF
3. Impervious cover at 25%-35% Zone has decreased : from 66% to 59%
4. Impervious cover Over 35% Zone has decreased : from 29% to 17%
5. Detention is not required per residential code - we are proposing detention
6. Structural Engineer has provided a letter indicating that Pier and Beam is not a viable solution for this project.
7. Soil Report is provided - Bedrock below 24 inches.
8. Pool length has been decreased. Pool elevation has also been dropped in consideration to cut and fill
9. Cut and Fill minimized and balanced per section.

10. Surveyed Trees are in drawings indicating trees to remain and trees to be removed.
11. Retaining walls are limited to 4 feet per code
12. Foundation retaining walls are allowed to rise above 4 feet per code.
13. Civil Drawings - are present indicating drainage strategy and zero impact to adjacent neighbors. Run-Off to the street is minimized to less than a water-sprinkler. Existing conditions have been improved with our drainage plan.
13. Civil - The proposal for the construction of a home on this lot is to exceed current practice and construct a landscape wall which will serve as a "detention" wall to slow any increase in the peak run-off caused by the impervious cover. As shown in the computations, the computed release from the proposed "pond" will be the same or less than that which exists. Release from this "pond" is expected to spread and pass down the roadway as currently exists but also thick landscape edging will be included on the downslope side of the wall to further the discharge mimicking the existing condition.
14. Civil - The construction of a planned home on this lot was computed to increase the peak discharge to Edgewater by only 0.2 to 0.3 cfs in the 500-year condition (3 to 5 percent, or arguably the equivalent of 3 or 4 lawn sprinkler zones going off at the same time).



# DRAINAGE – ENGINEER LETTER



October 21, 2019

Mark Odom Studio  
1009 West 6<sup>th</sup> Street, #50  
Austin, Texas 78703

Subject: Preference for foundation type  
Odom Residence at 2803 Edgewater Drive, Austin, Texas  
Job Number: 19156

Dear Mr. Odom:

At your request, I reviewed the site plan to offer my preference on foundation type. The geotechnical report is not yet available, but assuming shallow bedrock and given the steep topography, I prefer a slab-on-ground foundation over a pier-and-beam for the following reasons.

- Surface drainage around the house wherever possible is better than directing the water under the house. Compared to pipes or culvert under the house, surface drainage around the house is more reliable and easier to maintain with less risk of impacting the structure.
- Backfill to achieve proper drainage is easier against a slab-on-ground grade beam. A pier-and-beam requires clearances for the crawlspace and vent openings that can create challenges for retaining the backfill on the uphill side.
- A pier-and-beam would require additional excavation to achieve the necessary clearances.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Duffy'.

Dennis Duffy, P.E.

