

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, March 9 2020

**CASE NUMBER: C15-2020-0010
Item # P-10**

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ William Hodge
☐ A ☐ Don Leighton-Burwell ABSTAINING
☐ - ☐ Rahm McDaniel OUT
☐ Y ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ - ☐ Michael Von Ohlen OUT
☐ Y ☐ Kelly Blume (Alternate)
☐ Y ☐ Martha Gonzalez (Alternate)

APPLICANT: Travis Young

OWNER: Daniel and Amy Coops

ADDRESS: 71 JULIUS ST

VARIANCE REQUESTED The applicant is requesting a variance(s) from Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested) in order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

Note: Per LDC 25-2-721 Waterfront Overlay (WO) Combining District Regulations (C) In a secondary setback area:

- (1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and
- (2) impervious cover may not exceed 30 percent.

BOARD'S DECISION: BOA MEETING FEB 5, 2020 POSTPONED TO MARCH 9, 2020 BY APPLICANT DUE TO SHORTAGE OF BOARD MEMBERS (LEIGHTON-BURWELL ABSTAINING); MARCH 9, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Darryl Pruett motions to Postpone to April 13, 2020, Board Member Brooke Bailey seconds on a 10-1 vote (Board member Don Leighton-Burwell abstained); **POSTPONED TO APRIL 13, 2020.**

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

Don Leighton-Burwell
Chairman

Address: 71 Julius St

Homeowners:

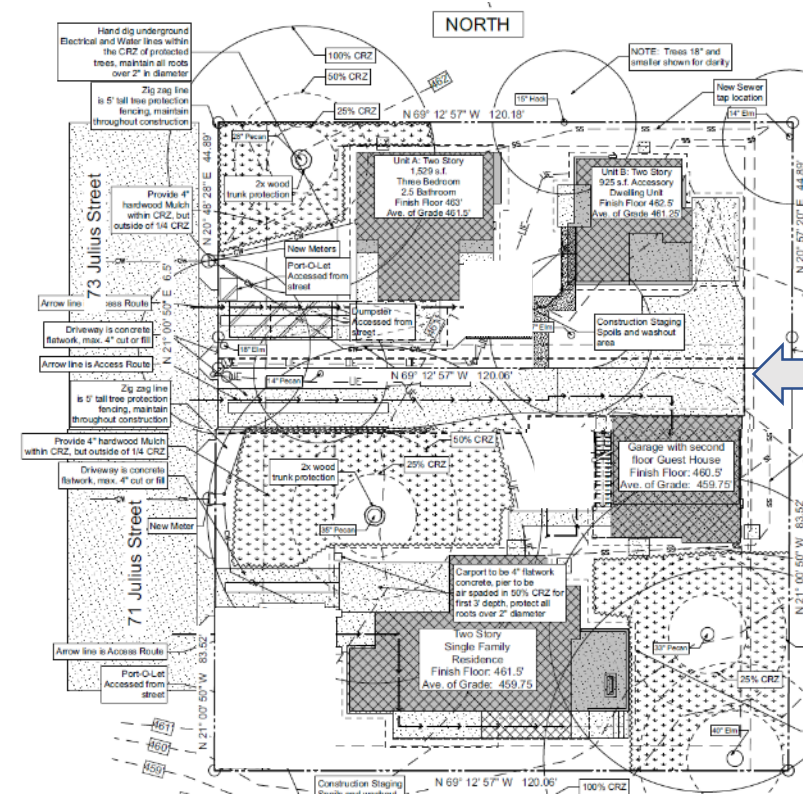
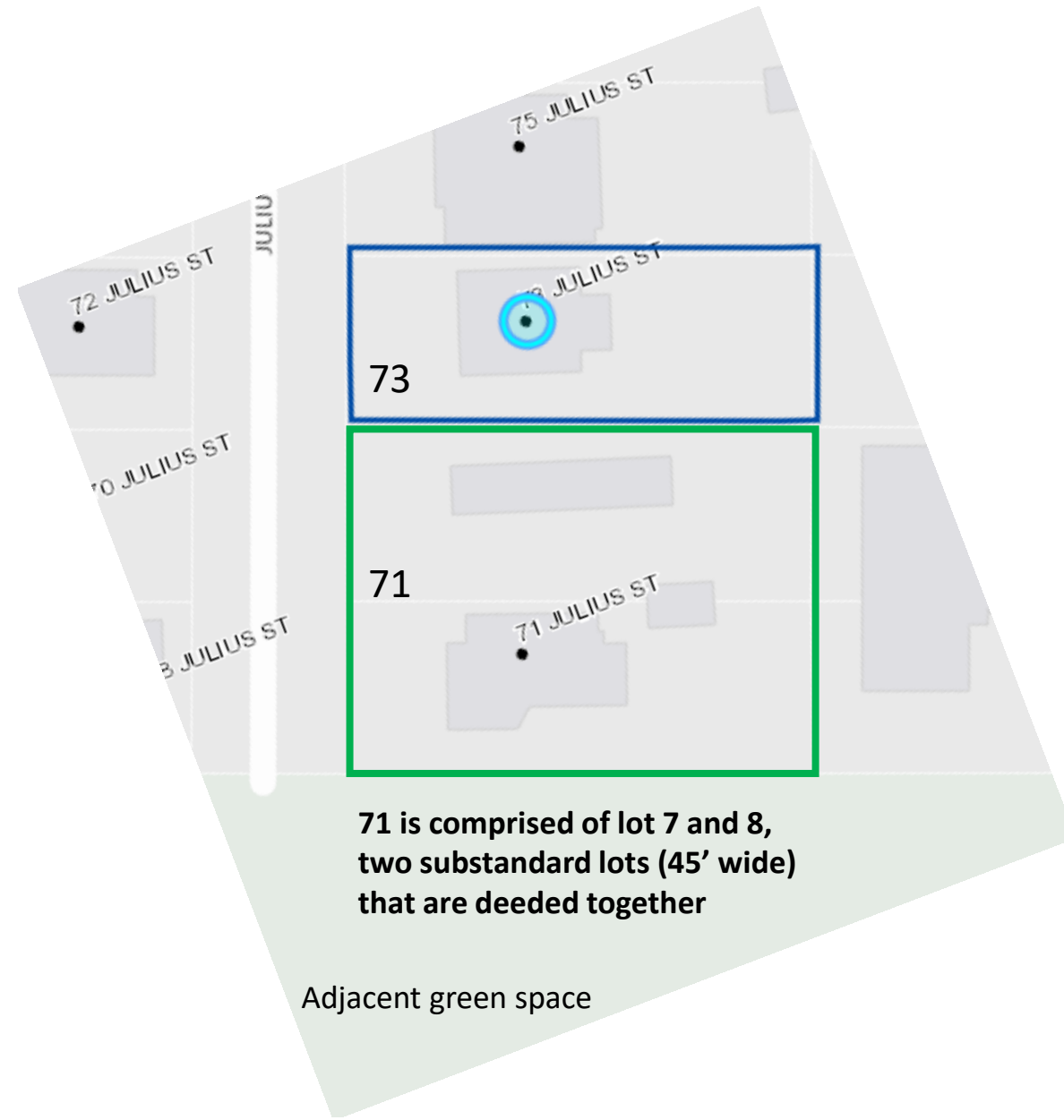
Dan Coops and Amy Ruhl-Coops

Variance request: Waterfront Overlay

- Residential home re-build in secondary setback
- Impervious cover from 30% → 36.8%

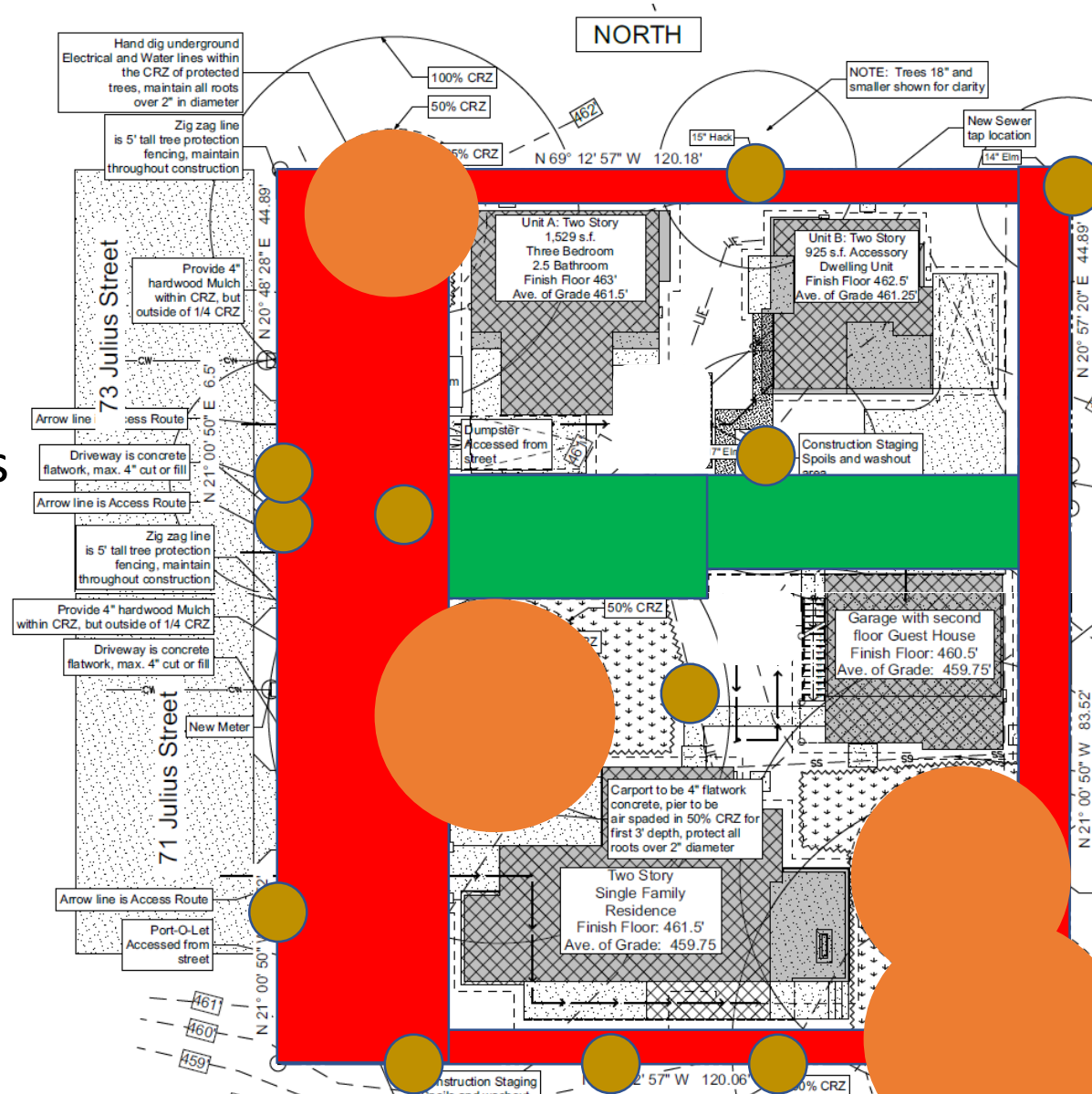


Previous site plan of 71 & 73 Julius and the proposed site plan



- Total dwelling units for 71&73: previously ~3, propose 4
- Total BR's for 71&73: previously 6, propose 10
- Parking spots for 71&73: previously ~5, propose 6

- Red:** Front, back and side setbacks
- Orange:** 50% CRZ of protected trees
- Brown:** Trees <19" we plan to save
- Green:** JUAE for shared driveway

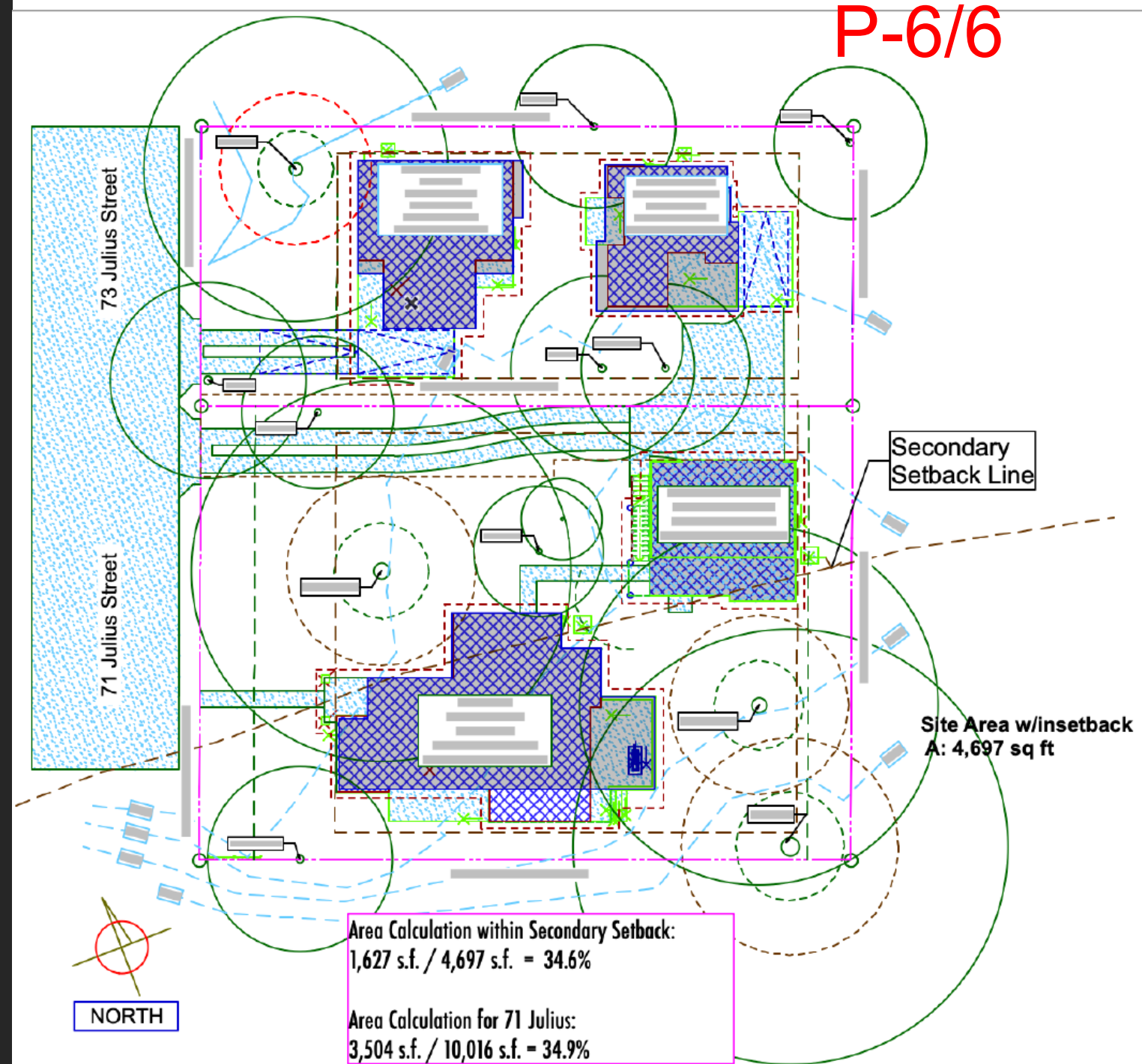


New alternative design option that reduces I.C. down to 34.9% within the secondary setback:

- Removes front carport on 71
- Pushes house to extreme west and north as close as possible to heritage pecan critical root zone (CRZ)

Pushing down to this option:

- Reduces parking: 3 → 2 spaces
- 2 spaces for 6 drivers would put more parking on the street for:
 - 2 parents
 - 2 students/drivers
 - 2 grandparents
- Less IC in the WO but with a less functional design with little or no advantage to neighborhood or city





Neighborhood character includes new construction



72 Julius
(immediately across the street)



70 San Saba
(Adjacent property east of 71 Julius
which is also on two substandard lots)



2607 Canterbury (two lots east from 71 San Saba)



2611 Canterbury



75 San Saba



73 San Saba



71A San Saba

Neighborhood character includes new construction



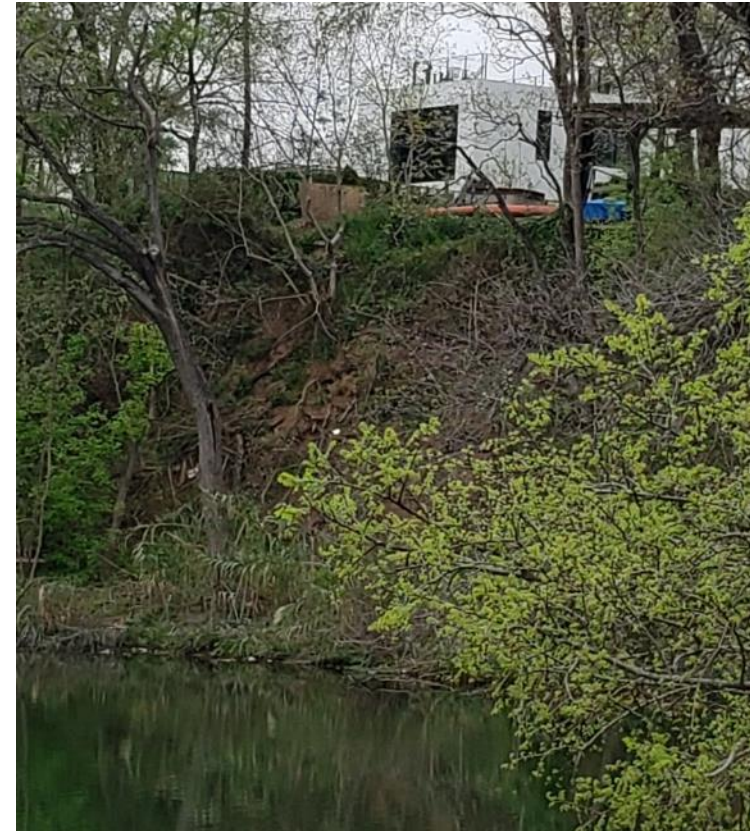
71B San Saba

New construction has been allowed recently in this neighborhood where the city chose not to apply / enforce the waterfront overlay code for residences



71A San Saba

71B San Saba



2711 Canterbury



71 Julius 70 San Saba Also 70 San Saba 71A San Saba 71B San Saba 2607 Canterbury



Our variance request is asking for only 36.8% I.C. in the W.O. secondary setback

Section 25-2-556 allows up to 55% I.C. and appears to fully apply to 71 Julius:

§ 25-2-556 - **ADDITIONAL IMPERVIOUS COVER** IN SINGLE-FAMILY STANDARD LOT (SF-2) AND FAMILY RESIDENCE (SF-3) DISTRICTS.

- (A) In a single-family standard lot (SF-2) or family residence **(SF-3)** district, the building official may approve impervious cover of up to **55 percent** on a lot after determining that the requirements of this section are satisfied.
- (B) The principal use of the lot must be a **residential** use.
- (C) The lot must be included in a plat that was recorded before January 2, 1989.
- (D) The lot must **adjoin open space**, including a golf course or regional park, and the open space:
 - (1) must not contain a significant amount of impervious cover;
 - (2) must not be likely to be developed with a significant amount of impervious cover;
 - (3) must contain at least twice the area of the adjacent lots; and
 - (4) must not be separated from the lot by an impervious barrier, including street pavement or a paved plaza.
- (E) A variance from a required building setback on the lot must not have been granted or requested, and the owner of the lot must agree not to request a variance from a required building setback.
- (F) A development intensity transfer affecting the open space must not have been granted.

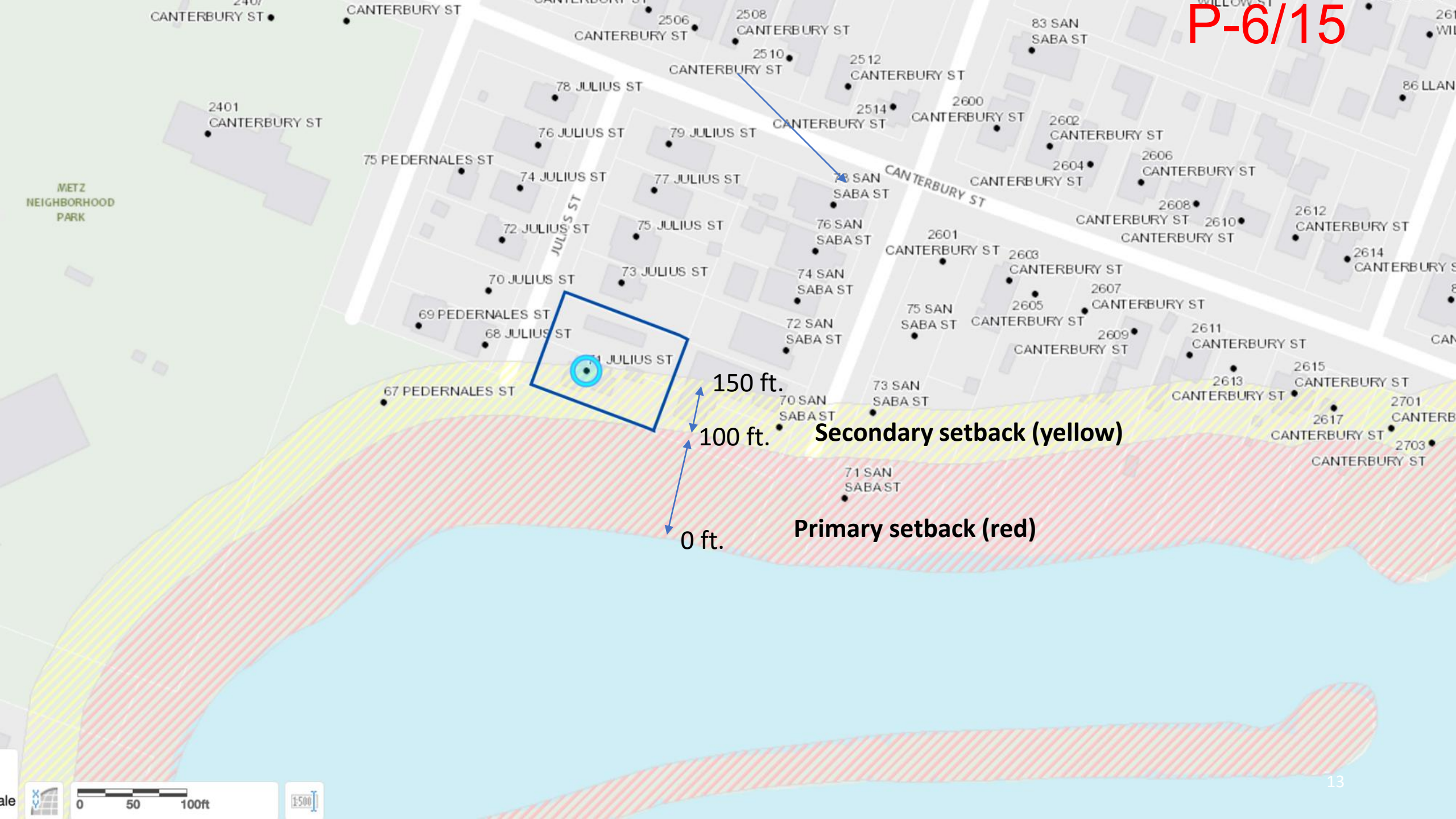
Source: Sections 13-2-634(b) and 635(d); Ord. 990225-70; Ord. 031211-11.

March 9th BOA presentation for 71 Julius on following pages

Support

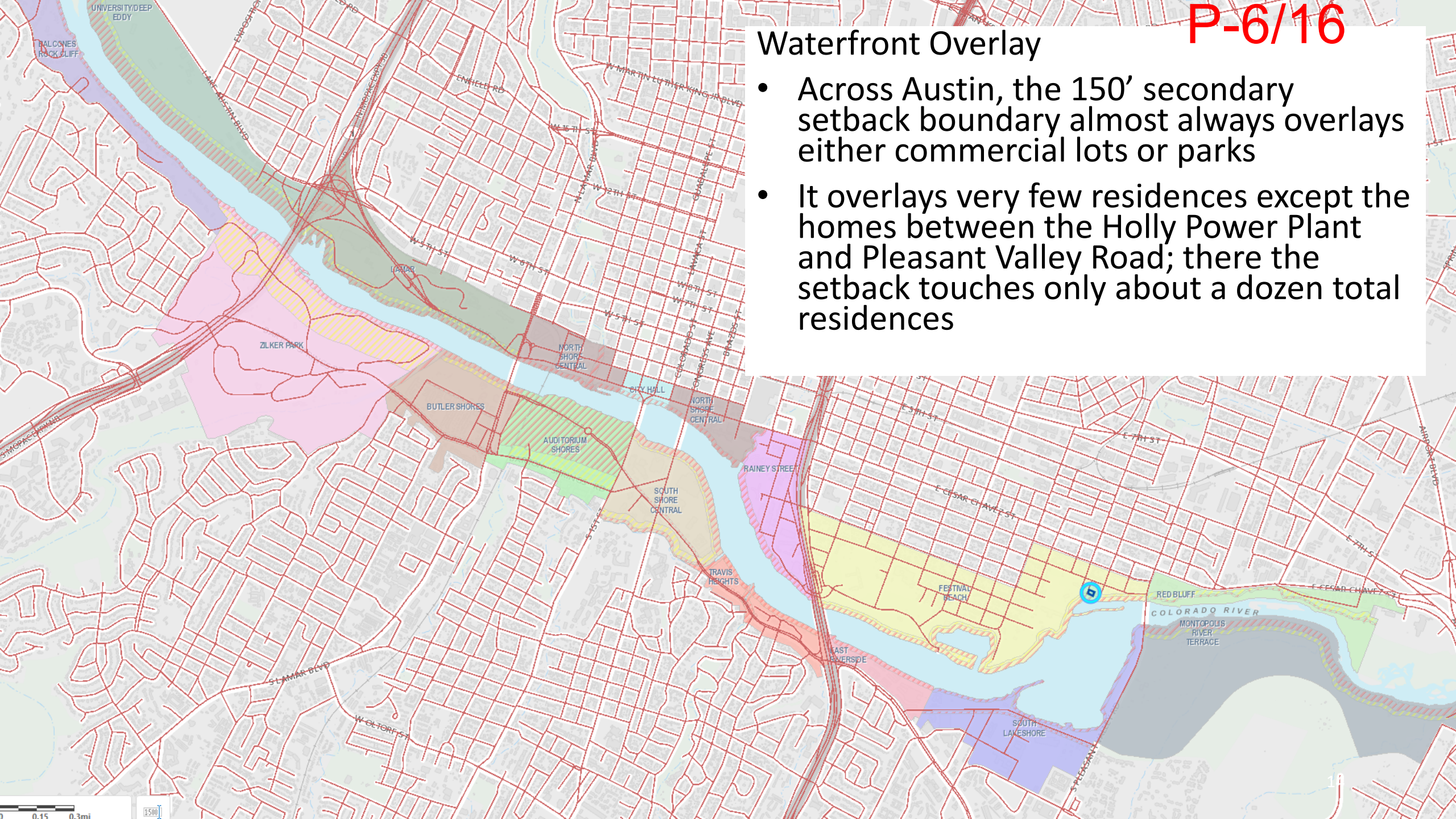
- 8 letters of support from neighbors in the immediate neighborhood
- Not aware of any opposition





Waterfront Overlay

- Across Austin, the 150' secondary setback boundary almost always overlays either commercial lots or parks
- It overlays very few residences except the homes between the Holly Power Plant and Pleasant Valley Road; there the setback touches only about a dozen total residences

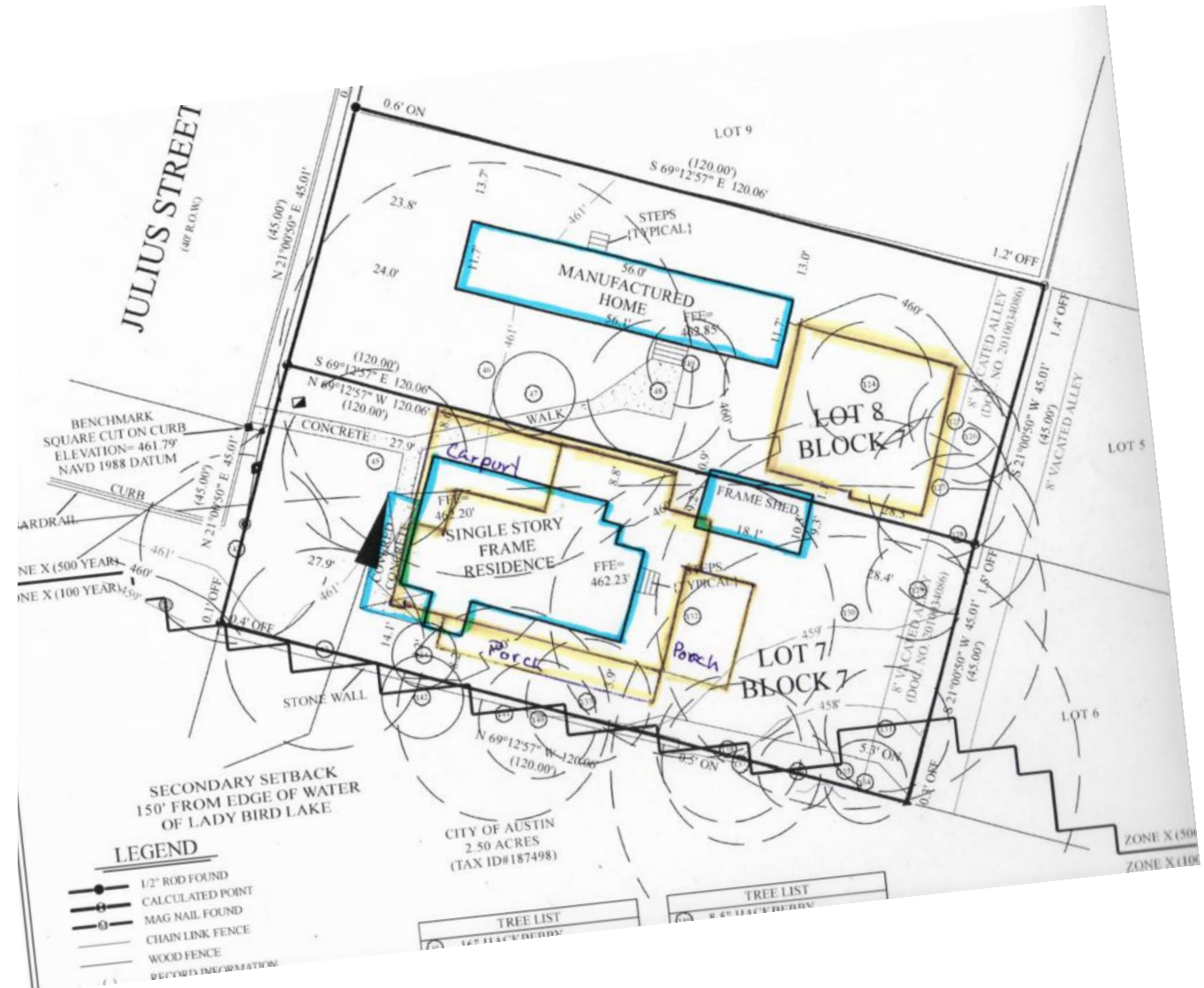


Waterfront Overlay

- The LDC language is focused primarily on restrictions for commercial applications
 - (1) art gallery;
 - (2) art workshop;
 - (3) cocktail lounge;
 - (4) consumer convenience services;
 - (5) cultural services;
 - (6) day care services (limited, general, or commercial);
 - (7) food sales;
 - (8) general retail sales (convenience or general);
 - (9) park and recreation services;
 - (10) residential uses;
 - (11) restaurant (limited or general) without drive-in service; and
 - (12) other uses as determined by the Land Use Commission.
- The language doesn't seem to take into account the single-family neighborhood in east Holly

71 Julius St

- Blue outline: structures at purchase, since relocated
- Yellow outline: proposed design





71 Julius Street view near the time of purchase



71 Julius backyard view near the time of purchase



Relocated the previous 71 Julius house and the manufactured home also while designing our new home



Current street view of 71 Julius with 35" pecan



1 Street West View
1:142.86



Rendering of our proposed home and detached garage/guest house

- Impervious Cover (IC) over 30% when purchased
- Proposed home design is 36.8% IC in the WO secondary setback
- Coverage of existing end lot home sites in neighborhood exceeds 30%





Impervious Cover and the net ask

	Impervious Cover (max)
71 Julius at time of purchase	>30%
Waterfront Overlay secondary setback limit	30%
Proposed design in the secondary setback	36.8%
Adjacent end lots in the neighborhood	>30%
Normal SF-3 outside waterfront overlay (25-2-492)	45%
SF-3 lot with adjacent open green space (25-2-556)	55%
Our ask for 71 Julius - #1	Re-build residential
Our ask for 71 Julius - #2	36.8% in the secondary setback

Dan Coops and Amy Ruhl-Coops
71 Julius Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: Our future home on 71 Julius Street

Hello Board members,

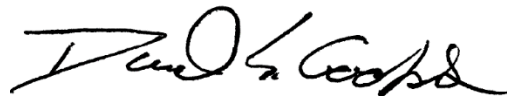
When the younger of our two boys graduated in 2017 we eagerly looked forward to moving to a walkable Austin neighborhood after having raised our family in northwest Austin. We seriously looked into moving to Hancock, Hyde Park, the Medical District and Clarksville, but when we found Julius Street in Holly, we knew we had found something special.

Easy access to the best part of the hike and bike trail! Excellent restaurants and food trucks within walking distance! A funky amalgamation of neighbors! A park with a splash pad! We knew we had found a great spot to build our home.

The lot is large enough to have space for Amy's parents separately, and has space to accommodate our sons when they are visiting back from school and beyond. We can't wait to build and move in.

Thank you for considering our request.

Sincerely,



Daniel Coops



Amy Ruhl-Coops

Thank you

The guidance of why we are asking here, now

On Tue, Jan 7, 2020 at 11:52 AM Layton, Emily <Emily.Layton@austintexas.gov> wrote:

We confirmed with Christopher Johnson, the Division Manager of DAC that the BoA was the route to go. Land Use which oversees DAC is actually not supervised by Beth.

Emily Layton, AIA

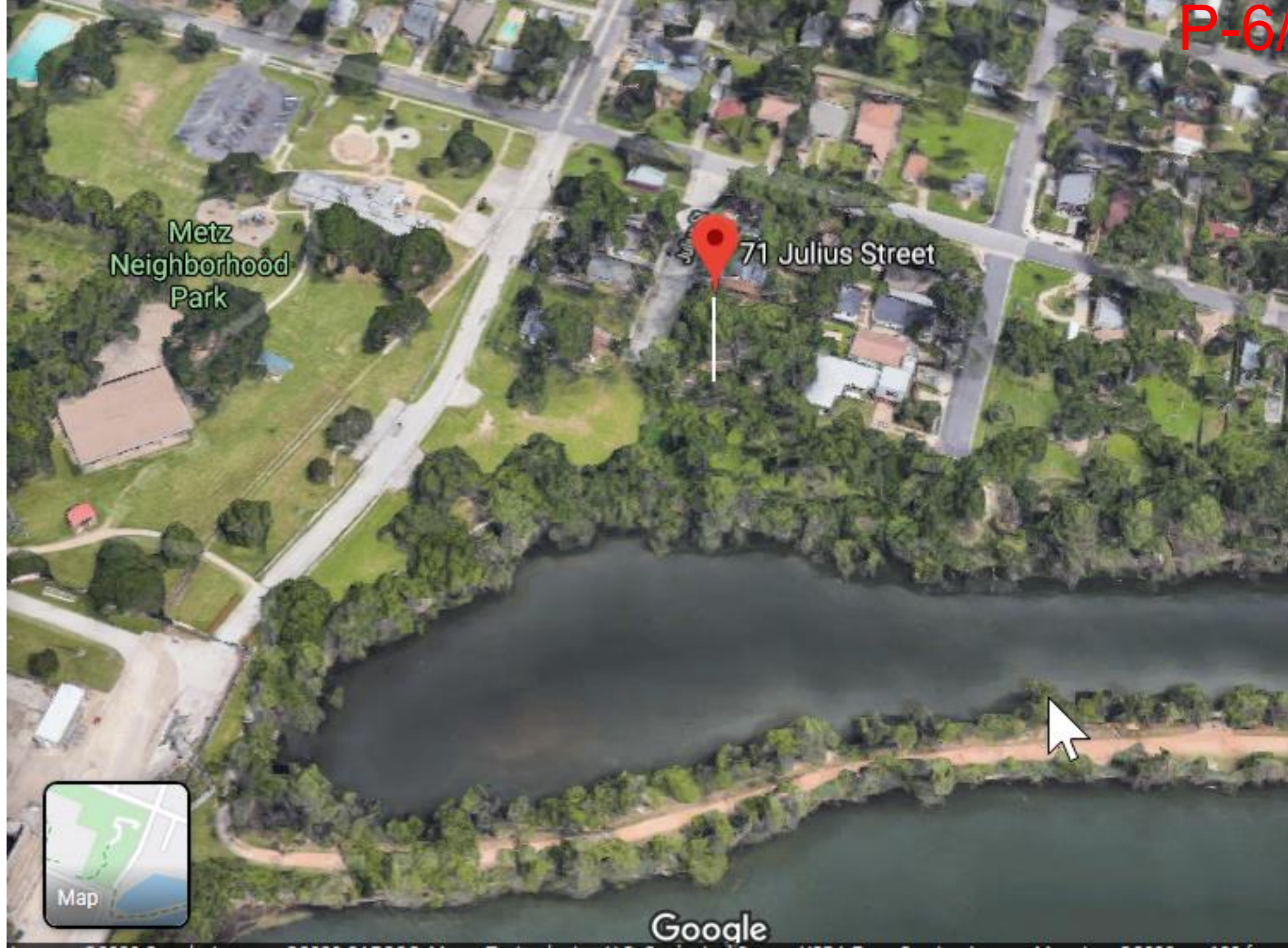
Residential Zoning Supervisor

[City of Austin Development Services Department](#)

One Texas Center, 505 Barton Springs Road, 2nd Floor

Office: 512.974.2522

Please contact my direct supervisor with any kudos or concerns at susan.barr@austintexas.gov



**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Wednesday February 5, 2020

CASE NUMBER: C15-2020-0010

____ Brooke Bailey OUT
____ Jessica Cohen
____ Ada Corral
____ Melissa Hawthorne
____ William Hodge
____ Don Leighton-Burwell ABSTAINING
____ Rahm McDaniel OUT
____ Darryl Pruet
____ Veronica Rivera
____ Yasmine Smith OUT
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Martha Gonzalez (Alternate) OUT
____ Denisse Hudock (Alternate) OUT

APPLICANT: Travis Young

OWNER: Daniel and Amy Coops

ADDRESS: 71 JULIUS ST

VARIANCE REQUESTEDThe applicant is requesting a variance(s) from Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested) in order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

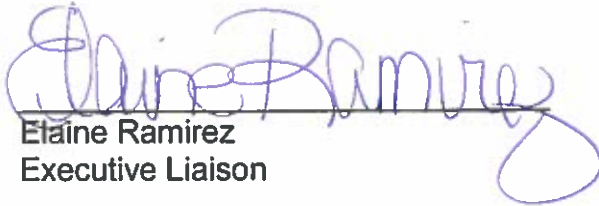
Note: Per LDC 25-2-721Waterfront Overlay (WO) Combining District Regulations (C) In a secondary setback area:

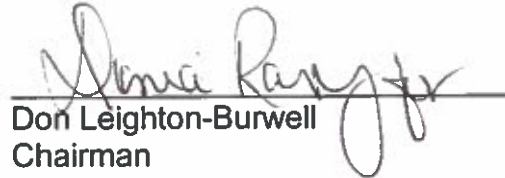
- (1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and
- (2) impervious cover may not exceed 30 percent.

BOARD'S DECISION: BOA MEETING FEB 5, 2020 POSTPONED TO MARCH 9, 2020 BY APPLICANT DUE TO SHORTAGE OF BOARD MEMBERS (LEIGHTON-BURWELL ABSTAINING)

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


Don Leighton-Burwell
Chairman



January 27, 2020

Travis Young
71 Julius St
Austin TX, 78702

Property Description: IMPS ONLY ON LOT 7-8 *& 8FT ADJ ALLEY BLK 7 OLT 41-42&53 DIV O RILEYS SUBD

Re: C15-2020-0010

Dear Travis,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section of the Land Development Code; Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) (C) (1) and (2) – a variance from secondary setback area to allow construction of a home and to increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested); In order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

Austin Energy does not oppose request provided any proposed and existing improvements are following AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

<https://austinenenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

(see - Page 92 - 1.10.0 Clearance and Safety Requirements)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0010

BOA DATE: February 5, 2020

ADDRESS: 71 Julius St

COUNCIL DISTRICT: 3

OWNER: Daniel & Amy Coops

AGENT: Travis G. Young

ZONING: SF-3-NP

LEGAL DESCRIPTION: LOT 7-8 *& 8FT ADJ ALLEY BLK 7 OLT 41-42&53 DIV O RILEYS SUBD

VARIANCE REQUEST: allow construction of a single-family residence and allow 36.8% impervious cover

SUMMARY: erect a single-family residence with a garage/guest house

ISSUES: Waterfront Overlay of Festival Beach requires a secondary setback that is within 100 ft. and 150 ft. from waters edge + three large heritage trees restrict current building envelope

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	P-NP	Public
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	P-NP	Public

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Del Valle Community Coalition
 East Austin Conservancy
 East Town Lake Citizens Neighborhood Association
 El Concillio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 Tejano Town



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0010

LOCATION: 71 JULIUS STREET



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 and represents only the approximate relative location of property boundaries.

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

1" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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: 71 Julius Street

Subdivision Legal Description:

Lots 7 and 8, block 7, outlot 41, Division O, Riley's subdivision of block No. 7 of outlot 53 -
division "O", as recorded in volume 3, page 140

Lot(s): 7 and 8 Block(s): 7

Outlot: 41 Division: O

Zoning District: SF-3-NP

I/We Travis G. Young on behalf of myself/ourselves as
authorized agent for Dan Coops and Amy J. Ruhl-Coops affirm that on
Month January, Day 13, Year 2020, 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: A single-family residence with garage/guest house.

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

<u>LDC section 25-2-721, Section C, Part 1&2</u>	Required impervious cover in setback is 30%
	Requested impervious cover in setback is 36.8%

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 Waterfront Overlay of Festival Beach, requires a secondary setback that is within 100' and 150' from the waters edge wherein no vertical structures can be built, and impervious cover must not exceed 30%. Three large heritage trees restrict the current building envelope to the area of the previously existing home, which was located within the secondary setback. We would like to build a single family home with detached garage/guest house that meets all criteria of the underlying SF-3 zoning, but protection of trees and conformance with secondary setback will not allow that reasonable use.

Hardship

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

Very few residential properties are affected by the secondary setback, and these two lots are the only lots affected on this existing block of homes. The addition of three heritage trees furthers this unique condition.

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

Very few residential lots are affected by the waterfront overlay setbacks.

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:

1. The location for the proposed house is within the same location of the previous existing house that had existed since 1972.
2. The proposed new house is 2 story, and conforms with all SF-3 Regulations including all regulations imposed by Subchapter F of section 25-2 of the City of Austin LDC.
3. The purpose of the WO was provide for ample natural vegetation at waters edge encourage residential uses, and allow public access to the water. This project is an appropriate example.

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:

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:

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

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

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: [Signature] Date: 01/13/2020

Applicant Name (typed or printed): Travis G. Young

Applicant Mailing Address: 1415 Justin Lane

City: Austin State: TX Zip: 78757

Phone (will be public information): (512) 452-7961

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: [Signature] [Redacted] SCorp 1/13/2020

Owner Name (typed or printed): Amy S. Rull-Garcia & Daniel S. Corps

Owner Mailing Address: 3001 Esperanza Crossing #4064

City: Austin State: TX Zip: 78758

Phone (will be public information): ~~512-453-2039~~ 512-653-2039

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

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

Attached to this application are the City of Austin GIS, showing the waterfront overlay and it's
specificity to this site. Also attached are photos of the heritage trees in question, as well as the
existing natural area that will not be disturbed by this development. Included is an existing
condition site plan showing previously existing houses, as well as the setback created by a license

Additional Space (continued)

surveyor. Also included is a proposed site plan to scale, showing waters edge. Proposed elevations showing conformance with All subchapter F requirements. The project can also conform with the Festival Beach Water Front Overlay restriction of 40% impervious cover for all lots within the overlay, but outside of the setbacks.

SAVE

23-3C-10140 Waterfront Overlay**(A) Purpose.**

- (1) The purpose of the Waterfront Overlay (WO) is to promote the harmonious interaction and transition between urban development and the park land and shoreline of Lady Bird Lake and the Colorado River. A reference to Town Lake equates to Lady Bird Lake.
- (2) The director and City board's decisions regarding implementation of this section shall be guided at all stages by the goals and policies of the Town Lake Corridor Study, including, but not limited to, the following:
 - (a) Ensure that zoning decisions in the Colorado River Corridor achieve the highest degree of land use compatibility by:
 - (i) Eliminating industrial uses from the confluence of Longhorn Dam;
 - (ii) Phasing out resource extraction; and
 - (iii) Providing the public visual and physical access to the Colorado River.
 - (b) Protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through:
 - (i) Appropriate mitigation for new development affecting identified landforms; and
 - (ii) Maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistricts or for necessary stabilization.
 - (c) Recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed-uses as defined by the subdistrict goals of the Town Lake Corridor Study.

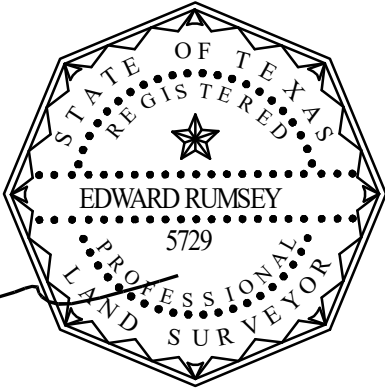
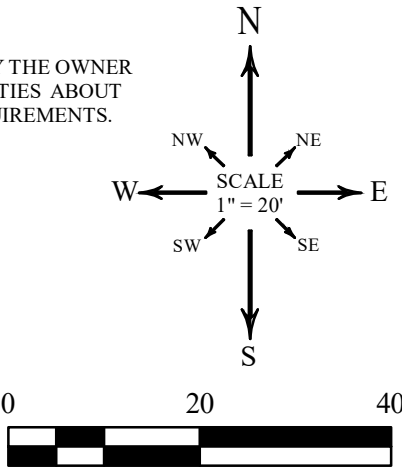
(B) Applicability.

- (1) This section applies to property in the WO, as defined in Section 23-3C-10150 (Overlay Boundaries Described).
- (2) The requirements of this section do not apply to:
 - (a) A single-family, duplex, or accessory dwelling unit use;
 - (b) A community event use; or

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83
HARN HORIZONTAL CONTROL

RESTRICTIONS
SUBJECT TO CITY OF AUSTIN EASEMENT RESERVATION IN DOCUMENT NUMBER 2010034086.
LEGAL DESCRIPTION
LOTS 7 AND 8, BLOCK 7, OUTLOT 41, DIVISION O, RILEY'S SUBDIVISION OF BLOCK NO. 7 OF OUTLOT 53 - DIVISION "O", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 140, PLAT RECORDS, TRAVIS COUNTY, TEXAS; TOGETHER WITH EIGHT (8) FEET OF THE ADJACENT VACATED ALLEY AS SET FORTH IN THE CITY COUNCIL MINUTES RECORDED IN DOCUMENT NUMBER 2010034086, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER
SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



[Handwritten signature]

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
TRINITY TITLE OF TEXAS LLC

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY CONFORMS TO A CATEGORY 1A, CONDITION II TYPE SURVEY AS SPECIFIED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE.

ADDRESS				
AMY RUHL-COOPS AND DANIEL S. COOPS 71 JULIUS STREET AUSTIN, TRAVIS COUNTY, TEXAS				
SURVEY DATE:	JULY 2, 2018	FIELDLED BY:	MARIO RODRIGUEZ	11/05/2018
TITLE CO.:	TRINITY TITLE	CALC. BY:	CHRIS ZOTTER	11/06/2018
G.F. NO.:	37801	DRAWN BY:	SEAN SUTTON	11/06/2018
JOB NO.:	A1013618	RPLS CHECK:	EDWARD RUMSEY	07/02/2018

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

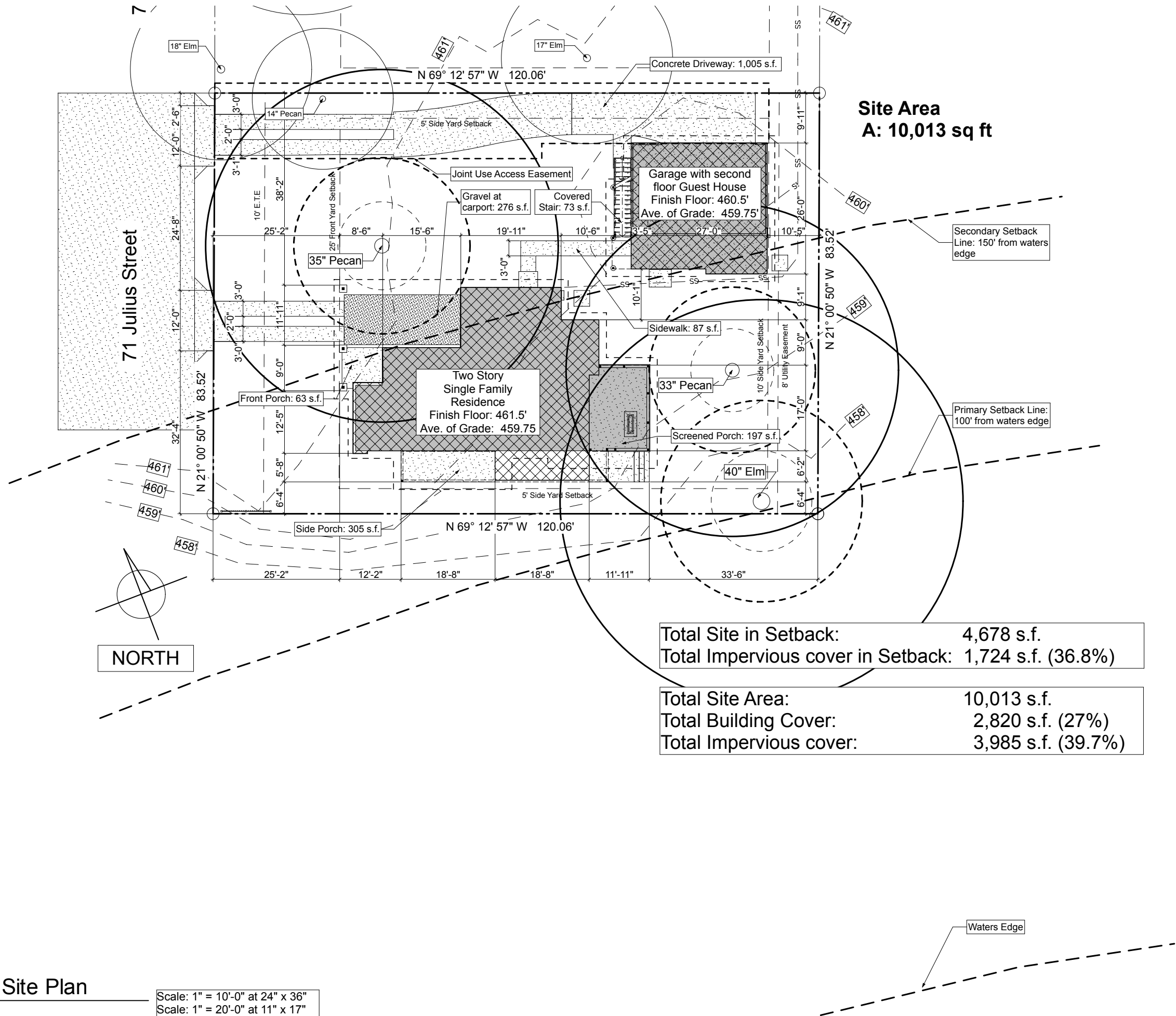
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0465J PANEL: 0465J DATED: JANUARY 6, 2016

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

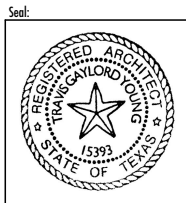
TREE LIST		TREE LIST	
(42)	16" HACKBERRY	(129)	8.5" HACKBERRY
(43)	17" HACKBERRY	(130)	33" PECAN (H)
(44)	5.5" PECAN	(131)	10.5" HACKBERRY
(45)	15.5" TREE	(132)	24" UNKNOWN
(46)	35" PECAN (H)	(133)	10.5" PECAN
(47)	7" CEDAR ELM	(134)	7" HACKBERRY
(48)	12" PECAN	(135)	39.5" CEDAR ELM (H)
(49)	7.5" PECAN	(136)	6.5" HACKBERRY
(124)	10.5" HACKBERRY	(137)	13.5" HACKBERRY (M)
(125)	8" HACKBERRY	(138)	12.25" HACKBERRY (M)
(126)	8" HACKBERRY	(140)	10" HACKBERRY
(127)	12" HACKBERRY	(141)	18" HACKBERRY (M)
(128)	13.5" AMBER ELM	(142)	7" HACKBERRY



LEGEND	
	1/2" ROD FOUND
	CALCULATED POINT
	MAG NAIL FOUND
	CHAIN LINK FENCE
	WOOD FENCE
	RECORD INFORMATION
	WATER METER
	UTILITY POLE
	OVERHEAD UTILITY LINE(S)
	DOWN GUY
	MANHOLE
	GAS METER
	OUTSIDE OF SUBJECT BOUNDARY
	TREE
	MULTI-STEM TREE
	HERITAGE TREE OVER 24"
	INSIDE OF SUBJECT BOUNDARY
	FINISHED FLOOR ELEVATION
	SQUARE CUT ON TOP OF CURB FOR BENCHMARK



Studio Momentum
1415 Justin Lane
Austin, Texas, 78757
512-452-7961



Signature: *[Signature]*

Issue: 1/13/19
For Board of Adjustment Review

Project: **Ruhl-Coops Residence**
71 Julius St.
Austin, Texas, 78702

© 2020 STUDIO MOMENTUM ARCHITECTS, P.C. ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED FOR NO OTHER PURPOSE OR FOR ANY OTHER THAN DESCRIBED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF AN AUTHORIZED AGENT OF STUDIO MOMENTUM ARCHITECTS, P.C.
THESE DRAWINGS SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION UNLESS DATED AND NOTED WITH ARCHITECT'S SEAL AND SIGNATURE.
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK. THEY MAY NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL CONFIRM ALL INFORMATION ON SITE AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES.

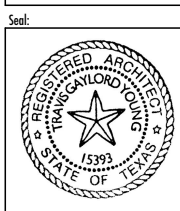
Revisions:

Sheet Title:

Variance Request Site Plan

Sheet Number:

A1.1



Signature:
[Signature]

Issue:
1/13/19
For Board of
Adjustment Review

Project:
**Ruhl-
Coops
Residence**
71 Julius St.
Austin, Texas,
78702

© 2019 STUDIO MOMENTUM ARCHITECTS, P.C. ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED FOR NO OTHER PURPOSE OR SITE OTHER THAN DESCRIBED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF AN AUTHORIZED AGENT OF STUDIO MOMENTUM ARCHITECTS, P.C.
THESE DRAWINGS SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION UNLESS DATED AND NOTED WITH ARCHITECT'S SEAL AND SIGNATURE.
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK. THEY MAY NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CONFIRM ALL INFORMATION ON SITE AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES.

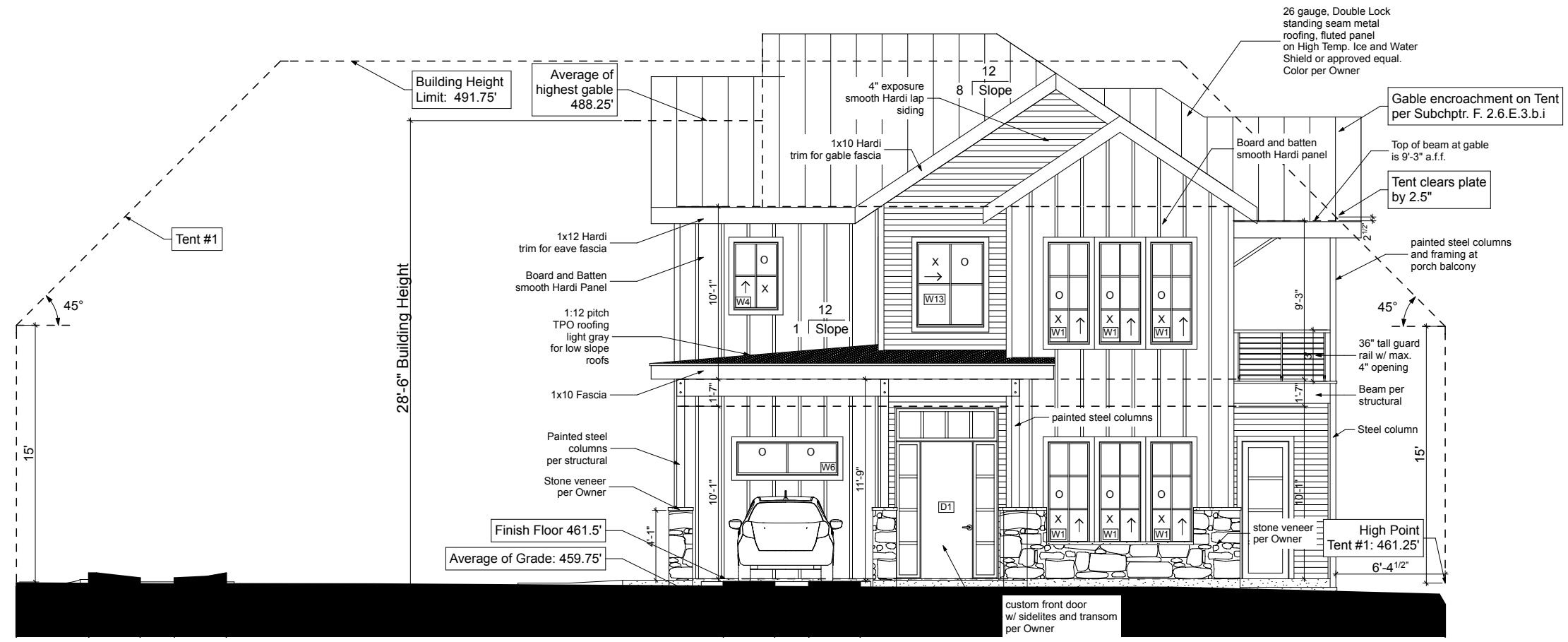
Revisions:

Sheet Title:

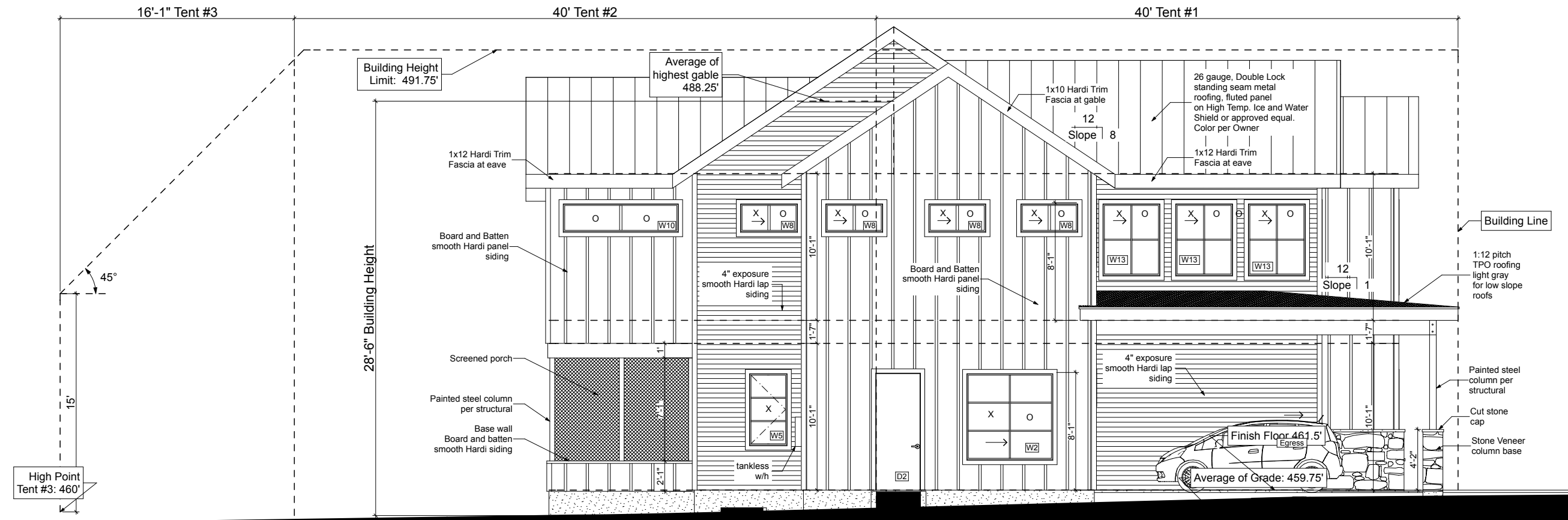
House West and
North Elevations

Sheet Number:

A2.1

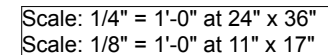


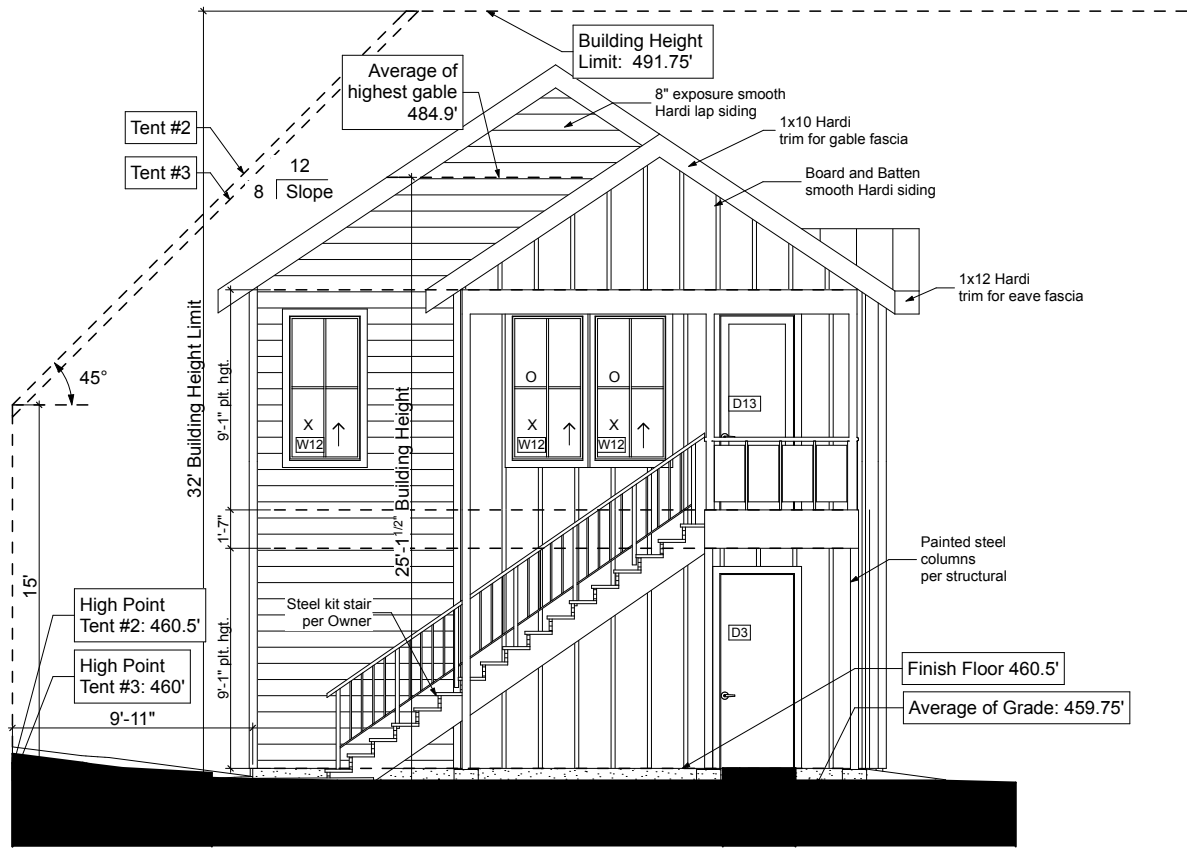
1 Primary West
1/4" = 1'-0"



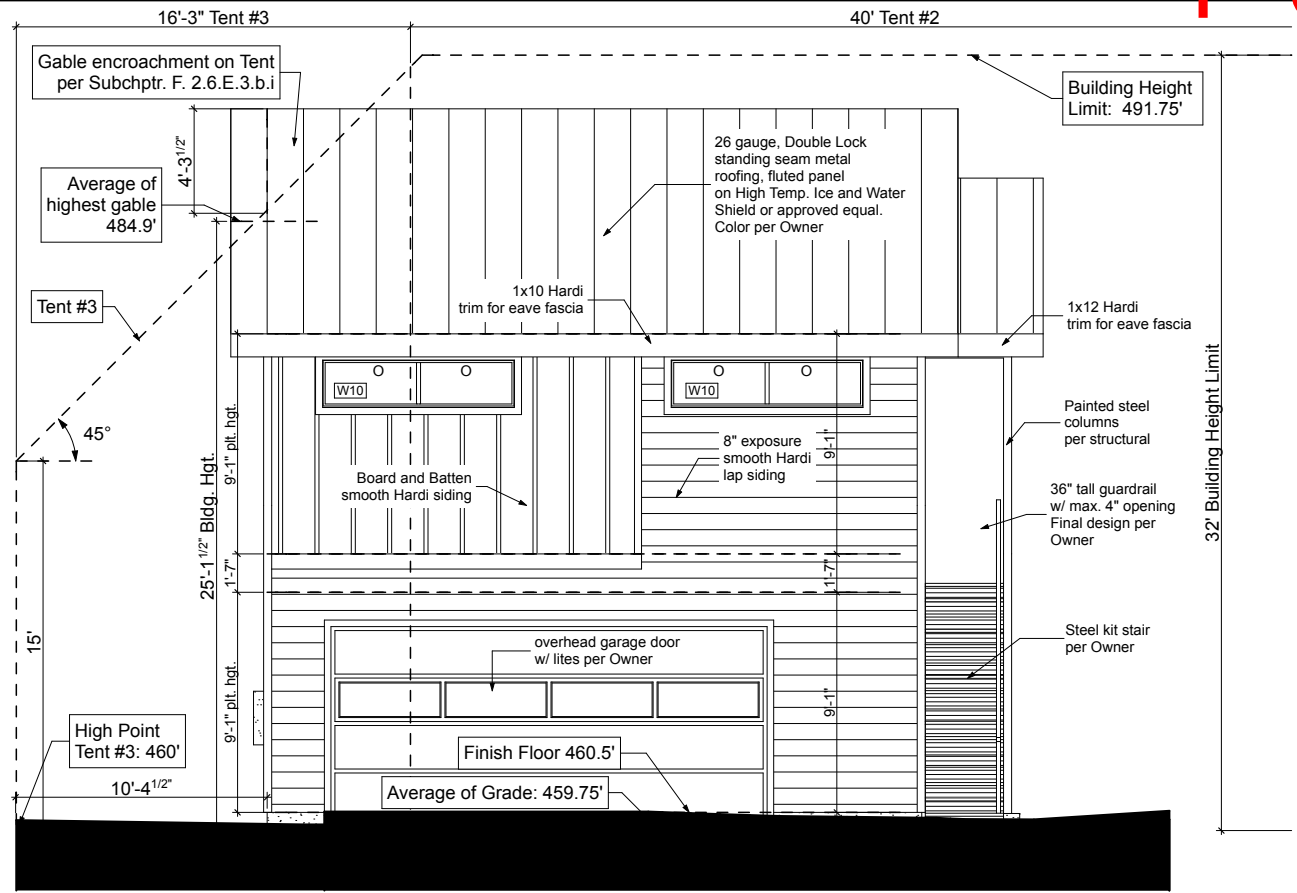
2 North Elevation
1/4" = 1'-0"

Scale: 1/4" = 1'-0" at 24" x 36"
Scale: 1/8" = 1'-0" at 11" x 17"

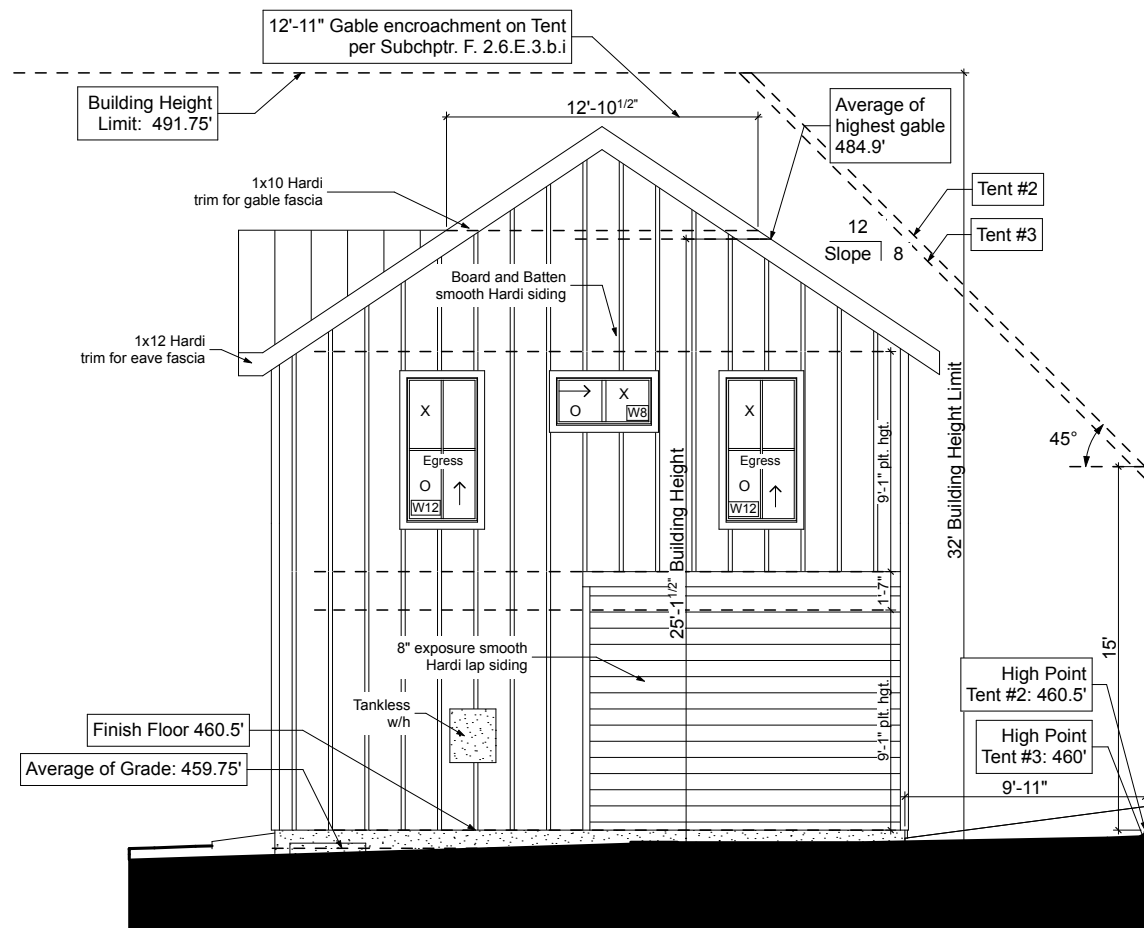




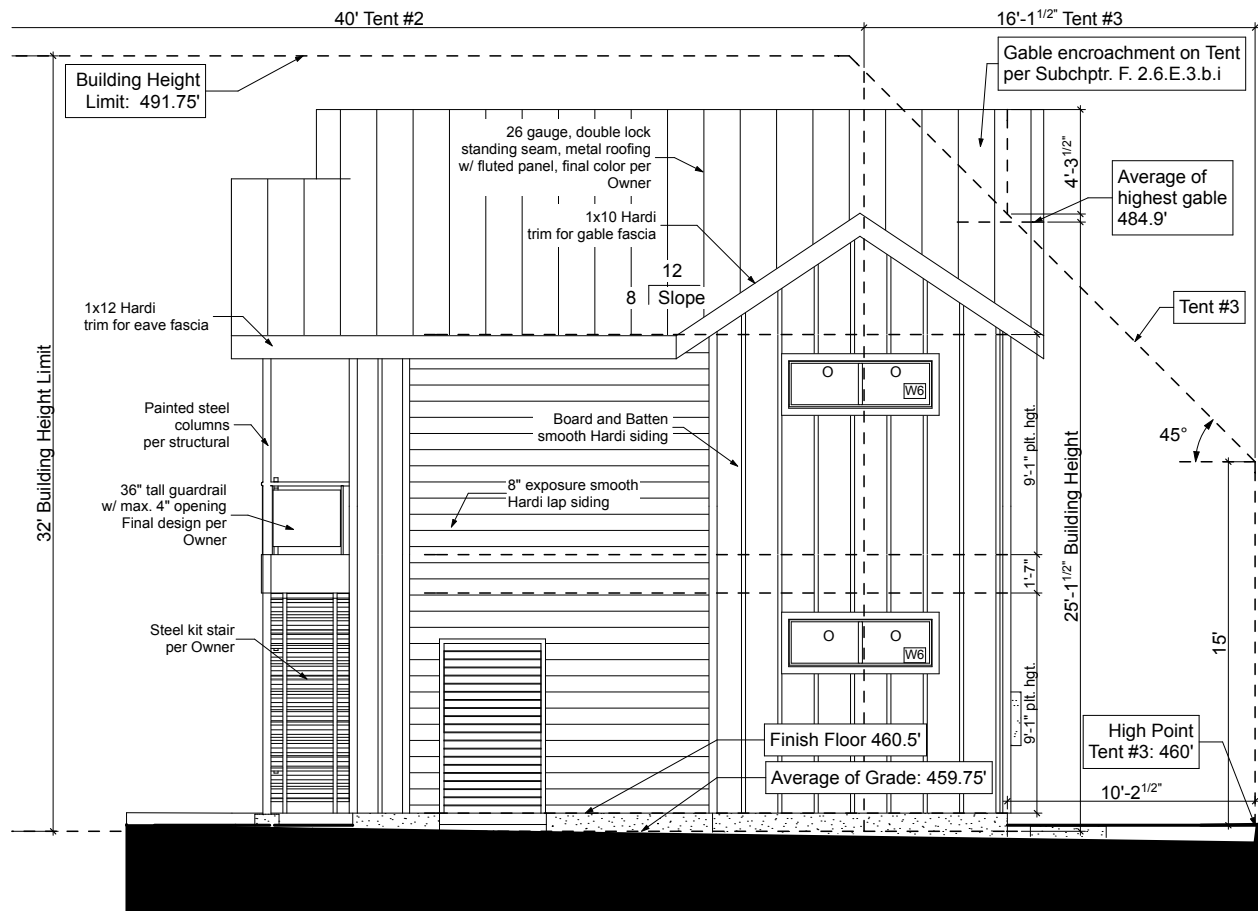
5 Guest West
1/4" = 1'-0"



6 Guest North
1/4" = 1'-0"



7 Guest East
1/4" = 1'-0"



8 Guest South
1/4" = 1'-0"



[Signature]

1/13/19
For Board of
Adjustment Review

**Ruhl-
Coops
Residence**

71 Julius St.
Austin, Texas,
78702

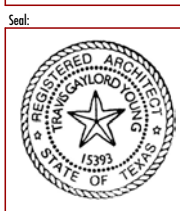
© 2020 STUDIO MOMENTUM ARCHITECTS, P.C. ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED FOR NO OTHER PURPOSE OR FOR ANY OTHER THAN DESCRIBED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF AN AUTHORIZED AGENT OF STUDIO MOMENTUM ARCHITECTS, P.C.

THESE DRAWINGS SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION UNLESS DATED AND NOTED WITH ARCHITECT'S SEAL AND SIGNATURE.

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK. THEY MAY NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CONFIRM ALL INFORMATION ON SITE AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES.

Garage and Studio

A2.3



Signature: *[Signature]*

Issue: 1/13/19
For Board of Adjustment Review

Project: Ruhl-Coops Residence
71 Julius St.
Austin, Texas, 78702

© 2009 STUDIO MOMENTUM ARCHITECTS, P.C. ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED FOR NO OTHER PURPOSE OR FOR ANY OTHER THAN DESCRIBED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF AN AUTHORIZED AGENT OF STUDIO MOMENTUM ARCHITECTS, P.C.
THESE DRAWINGS SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION UNLESS DATED AND NOTED WITH ARCHITECT'S SEAL AND SIGNATURE.
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK. THEY MAY NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL CONFIRM ALL INFORMATION ON SITE AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES.

Revisions:

Sheet Title:

Three Dimensional Views

Sheet Number:

A6.2



1 Street West View
1:142.86



2 South Side View
1:142.86



3 East Side View
1:142.86



4 Northwest View
1:142.86