

Etta 1, LLC
1503 Alameda Drive
Austin, Texas 78704
jkleinbaum@aol.com
917-797-0480

March 14, 2022
Via Email

Hon. Kathy Tovo
Council Member District 9
City Hall
301 West 2nd Street
Austin, Texas 78701

Re: 1505 Alameda
Heritage Tree Destruction

Dear Ms. Tovo:

I am writing you to save a Heritage Tree.

We are the owner of 1503 Alameda Drive. Please assist us in an urgent matter. In August, 2021, 1505 Alameda was purchased by a developer (the "Developer") who plans to demolish the existing structure (the "Existing House") and build a spec house (the "Spec House").

The Existing House is a contributing structure in the landmark district. The Landmarks Commission is now reviewing the Developer's plans (the "Plans") but it appears that Existing House is not of landmark quality and he has submitted a Demolition Permit Application (the "DPA") to the Development Services Department.

There are four Heritage Trees on 1505 Alameda. We are writing you about the largest of those trees, specified as Tree 4 on the Developer's plans. Based on my consultation with a certified Arborist, Denny Schey, and review of the Plans, **the Developer will destroy Tree 4.**

As part of the DPA, the Developer was required to submit a plan of the lot with the Existing House, showing tree locations at their base and photos of each elevation of the Existing House to provide additional information about the trees. Unfortunately, due to the misleading nature of the photos, the City Arborist would not know that the main trunk of Tree 4 rises on a 45 degree angle and abuts the Existing House and its entire canopy is over the Existing House.

As the Spec House is as wide, and much taller and longer than the existing structure, Tree 4 will be destroyed to make way for it.

I have sent numerous emails to the City Arborist about the situation and requested they send an inspector out to review the situation. They have informed me that "Our reviewers are short-handed... we no longer have our own inspectors." And nobody has been sent out.

The Developer has already put up tree protection but has done nothing to protect the portion of Tree 4 that abuts the Existing House. I fear that during demolition Tree 4 will "inadvertently" killed. Demolition is imminent.

Please help save Tree 4 and reach out to the City Arborist. The City Arborist should come inspect and require the Developer to:

1. Resubmit of photo(s) of east elevation to show the entirety of Tree 4, including its canopy;
2. Provide a Demo plan that shows how Tree 4's main branches will be protected during demolition;
3. Explain of how Tree 4 and the Spec House can co-exist, provided by the Developer's architect; and
4. Agree that no damage will be done to Tree 4 in the meantime.

For your information, I have attached 3 Exhibits. Exhibit A shows the lan of 1505 as it exists today. Exhibit B shows the plans for the Sec House, Exhibit C shows the photos submitted by the Developer as part of the DPA. Along with this letter, I am sending better photos of Tree 4.

Thank you,
Etta 1, LLC
By: James Kleinbaum

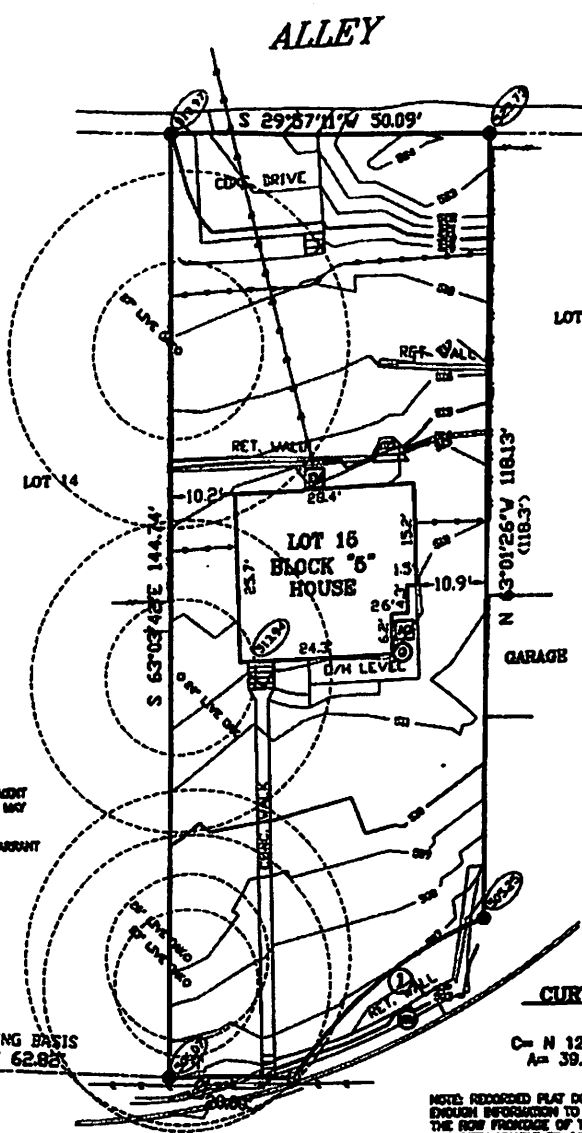
Cc.: Atha Phillips, Wendy Price Todd

Exh A.

SCALE: 1"=20'



- LEGEND**
- WOOD FENCE
 - WIRE FENCE
 - UTILITY LINE
 - A/C UNIT
 - ELEC. METER
 - GAS METER
 - WATER METER
 - IRON ROD PTD. CALIBRATED POINT
 - UTILITY POLE
 - GUY ANCHOR
 - BUILDING LINE
 - DRAINAGE EASMT.
 - PUBLIC UTILITY EASMT.



SURVEYOR'S NOTES

() DOTTED RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

CURVE TABLE

①
C= N 12°11'21"W 38.80'
A= 39.23' R= 83.28'

NOTE: RECORDED PLAT DOES NOT PROVIDE ENOUGH INFORMATION TO ACCURATELY SHOW THE NEW FRONTAGE OF THIS LOT. ALL POINTS HAS BEEN UNABLE TO CONTACT THE CITY OF AUSTIN TO GET NEEDED ROW INFORMATION. INTERESTED PARTIES SHOULD CONTACT THE CITY OF AUSTIN BEFORE DESIGN.

1505 ALAMEDA DRIVE
(VARIABLE WIDTH R.O.W.)

LOT No. <u>16</u>	BLOCK <u>"5"</u>	SUBDIVISION / ADDITION <u>TRUSS HEIGHTS</u>	PLAT RECORDS <u>PLAT RECORDS</u>
SECTION <u>---</u>	PARCE <u>---</u>	County <u>---</u>	Side <u>---</u>
TOWNSHIP <u>---</u>	COUNTY, TEXAS <u>---</u>	Document No. <u>---</u>	County, Texas <u>---</u>
CITY <u>AUSTIN</u>		Reference <u>---</u>	PLAT RECORDS <u>---</u>

PLAT BOOK	PL	DATE
OFFICE	SCN	07-11-01

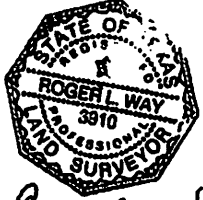
SURVEY DATE: 07-20-01
Job No. 0780021
SCALE: 1"=20'

IMPORTANT NOTICE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE EXCHANGES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND EASEMENTS MAY AFFECT LOT 16.



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TEL.: (512) 440-0071 - FAX: (512) 440-0109
FORM REGISTRATION # 1218900



Roger L. Way

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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VISIBILITY NOTES

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BUILDING AND SITE AREA

AREA	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	FOUNDATION	1,200	1,200
2	FIRST FLOOR	10,000	11,200
3	SECOND FLOOR	10,000	21,200
4	ROOF	10,000	31,200
5	LANDSCAPE	10,000	41,200
6	DRIVEWAY	10,000	51,200
7	PARKING	10,000	61,200
8	WALKWAYS	10,000	71,200
9	SCREENING	10,000	81,200
10	UTILITIES	10,000	91,200
11	ADDITIONAL	10,000	101,200
12	TOTAL	101,200	101,200

FLOOR AREA RATIO

FLOOR	AREA (SQ. FT.)	PERCENTAGE	TOTAL
1	1,200	1.2%	1,200
2	10,000	10.0%	11,200
3	10,000	10.0%	21,200
4	10,000	10.0%	31,200
5	10,000	10.0%	41,200
6	10,000	10.0%	51,200
7	10,000	10.0%	61,200
8	10,000	10.0%	71,200
9	10,000	10.0%	81,200
10	10,000	10.0%	91,200
11	10,000	10.0%	101,200
12	101,200	101.2%	101,200

PROJECT INFORMATION

PROJECT: ALAMEDA DRIVE RESIDENCE
 OWNER: [REDACTED]
 ARCHITECT: [REDACTED]
 CONTRACTOR: [REDACTED]

SHEET INDEX

- 1. GENERAL NOTES
- 2. VISIBILITY NOTES
- 3. BUILDING AND SITE AREA
- 4. TREE SCHEDULE
- 5. WINDOW TYPES
- 6. DOOR SCHEDULE
- 7. WINDOW SCHEDULE
- 8. FLOOR AREA RATIO
- 9. PLAN

APPLICABLE CODES

- 1. INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
- 2. INTERNATIONAL BUILDING CODE (IBC)
- 3. AUSTIN CITY CODE (ACC)
- 4. TEXAS STATE CODES

TREE SCHEDULE

ID	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPREAD	REMARKS
1	FRUIT TREE	FRUIT TREE	10'	10'	
2	FRUIT TREE	FRUIT TREE	10'	10'	
3	FRUIT TREE	FRUIT TREE	10'	10'	

WINDOW TYPES

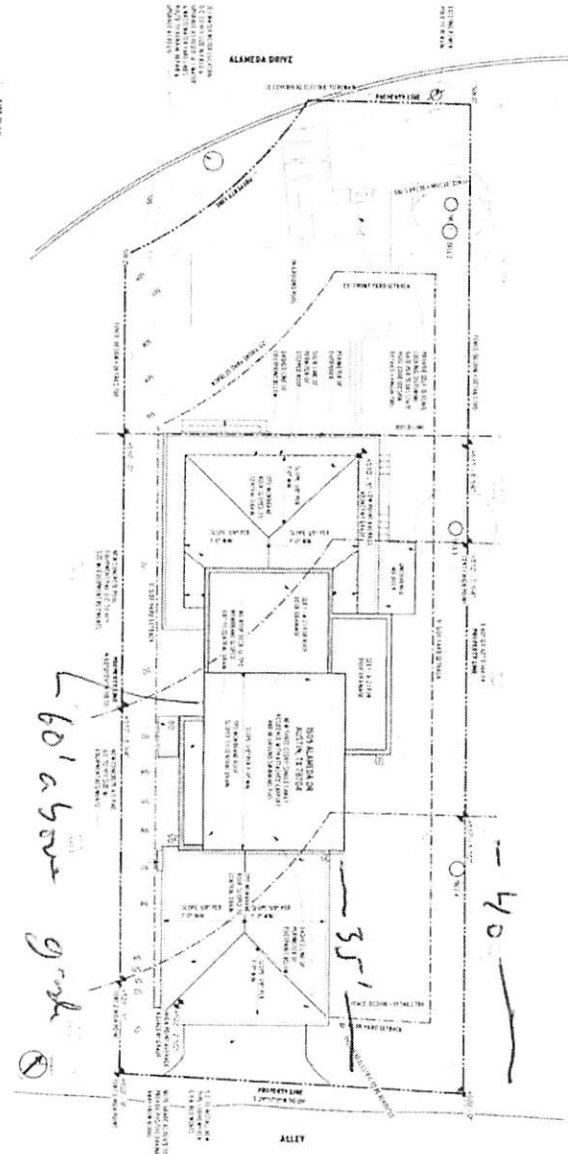
ID	DESCRIPTION	REMARKS
1	6'0" x 6'0" DOUBLE HUNG	
2	6'0" x 6'0" DOUBLE HUNG	
3	6'0" x 6'0" DOUBLE HUNG	

DOOR SCHEDULE

ID	DESCRIPTION	REMARKS
1	6'0" x 6'0" DOUBLE HUNG	
2	6'0" x 6'0" DOUBLE HUNG	
3	6'0" x 6'0" DOUBLE HUNG	

WINDOW SCHEDULE

ID	DESCRIPTION	REMARKS
1	6'0" x 6'0" DOUBLE HUNG	
2	6'0" x 6'0" DOUBLE HUNG	
3	6'0" x 6'0" DOUBLE HUNG	

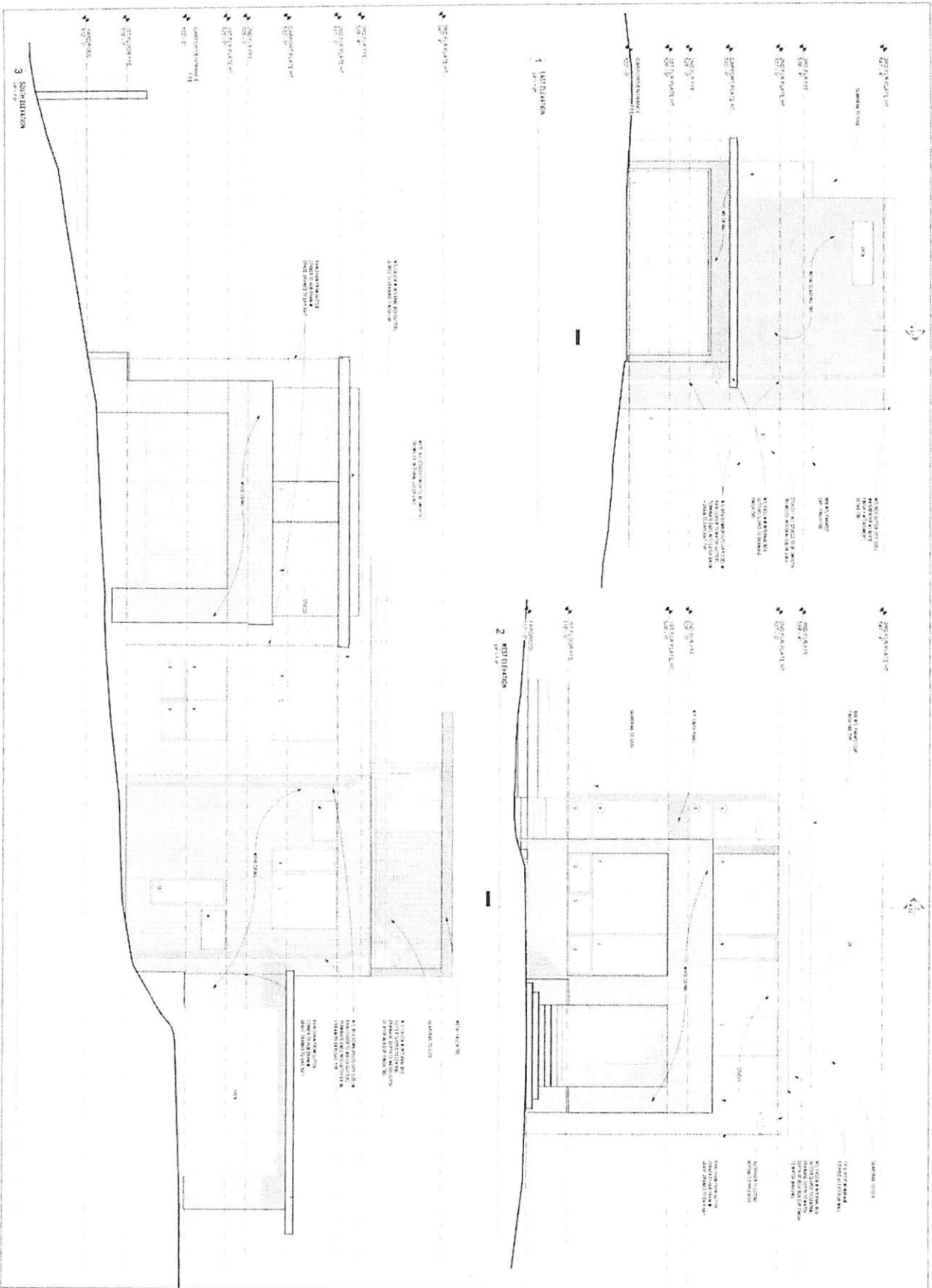


A-0.1

ALAMEDA DRIVE RESIDENCE
NEW CONSTRUCTION - SINGLE FAM. RES.
 1505 ALAMEDA DRIVE | AUSTIN, TX | 78704

FAB

224 N. 1ST ST
 AUSTIN, TX 78701
 512-463-9713
 512-463-9714



A-3.1
SK03

DATE: 08/11/2011
 PROJECT: ALAMEDA DRIVE RESIDENCE
 SHEET: A-3.1
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ALAMEDA DRIVE RESIDENCE
NEW CONSTRUCTION - SINGLE FAM. RES.
 1505 ALAMEDA DRIVE | AUSTIN, TX | 78704



STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 1127



Handwritten initials: FAB

Exh C.

