CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM07

DATE: Monday October 12, 2026 **CASE NUMBER: C15-2026-0037**

____Y____Joseph El Habr (D1)
____Y____Bianca A Medina-Leal (D2)
____Y____Corry L Archer-McClellan (D3)
____Y____Yung-ju Kim (D4)
____Y____Melissa Hawthorne (D5)
____Y____Haseeb Abdullah (D6)
____-____VACANT (D7)
____Y____Margaret Shahrestani-Vice Chair (D8)
____Y____Brian Poteet (D9)
____Y____Michael Von Ohlen (D10)
____Y____Jeffery L Bowen-Chair (M)
____-____VACANT (Alternate) (M)
____-____Suzanne Valentine (Alternate) (M)
____-____VACANT (Alternate) (M)

APPLICANT: Soren Aandahl
OWNER: Shesh Aandahl
ADDRESS: 714 POST OAK ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-779 *(Small Lot Single-Family Residential Use) (J)(4)* from gross floor area requirements to increase unit size from 2,300 square feet (maximum allowed) to 2,886 square feet (requested) in order to enclose an existing balcony to create conditioned bedroom space in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Bouldin Creek NP).

Note:
Land Development Code
25-2-779 Small Lot Single-Family Residential Use

(A) This section applies to a small lot single-family residential use.
(B) This section supersedes the base zoning district regulations to the extent of conflict.
(C) Only one dwelling unit is permitted on a lot.
(D) This subsection applies to small lot single-family residential use on a property zoned single-family residence small lot (SF-4A) district or less restrictive.
(J) Gross Floor Area
(1) This subsection applies to a property located within the area described in Subsection 1.2.1 of Subchapter F (Residential Design and Compatibility Standards).
(2) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls, except as provided in this subsection.
(3) The gross floor area may not exceed the greater of 1,650 square feet or a floor-to-area ratio of 0.55.
(4) The maximum unit size is 2,300 square feet.

Source: Ord. 041118-57; Ord. No. 20240516-006, Pt. 5, 5-27-24; Ord. No. 20250227-039, Pt. 2, 10-1-25.

BOARD'S DECISION: **September 14, 2026 Vice Chair's motion to postpone to October 12, 2026, Board member Melissa Hawthorne second on 7-0 votes; POSTPONED TO OCTOBER 12, 2026, NOT ENOUGH BOARD MEMBERS FOR VOTING PURPOSES. October 12, 2026 The public hearing was closed by Chair Jeffery Bowen, Board member Melissa Hawthorne's motion to postpone to November 9, 2026, Vice Chair Maggie Shahrestani second on 10-0 votes; POSTPONED TO NOVEMBER 9, 2026.**

FINDING:

1. The Zoning regulations applicable to the property does 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
Jeffery Bowen
Chair

Post Oak Residence

RACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE AT ALL TIMES. REMOVED MATERIALS, TRASH, AND ES SHALL BE TAKEN TO APPROVED DUMP SITES ONLY.

RACTOR SHALL FILE FOR AND OBTAIN ALL NECESSARY ITS, APPROVALS, TESTS, INSPECTIONS, AND CERTIFICATES MPLIANCE. CONTRACTOR ASSUMES FULL ONSIBILITY THAT ALL NECESSARY PERMITS HAVE BEEN NED PRIOR TO CONSTRUCTION.

RACTOR SHALL GIVE APPROPRIATE NOTICE TO ALL R-INTENDENTS, INSPECTORS, OR PERSONS RESPONSIBLE ITILITIES AFFECTED BY PROJECT PRIOR TO TRUCTION.

REQUIRED

3.) AT STAKE AND MEA BUILDING REQUIRE AND SHA

4.) SCREEN A WITH MINI ASSOCIAT

5.) CONTRAC LINES, LO DRAINAGE LOCATIO

6.) CONTRAC CONTROL PRIOR TO GRUBBIN

7.) ALL WALK BE CONFI

8.) ALL CON EXPANSIO

9.) UNLESS S OTHERWIS A MAXIMU PROVIDE

10.) VERIFY E LOCATIO

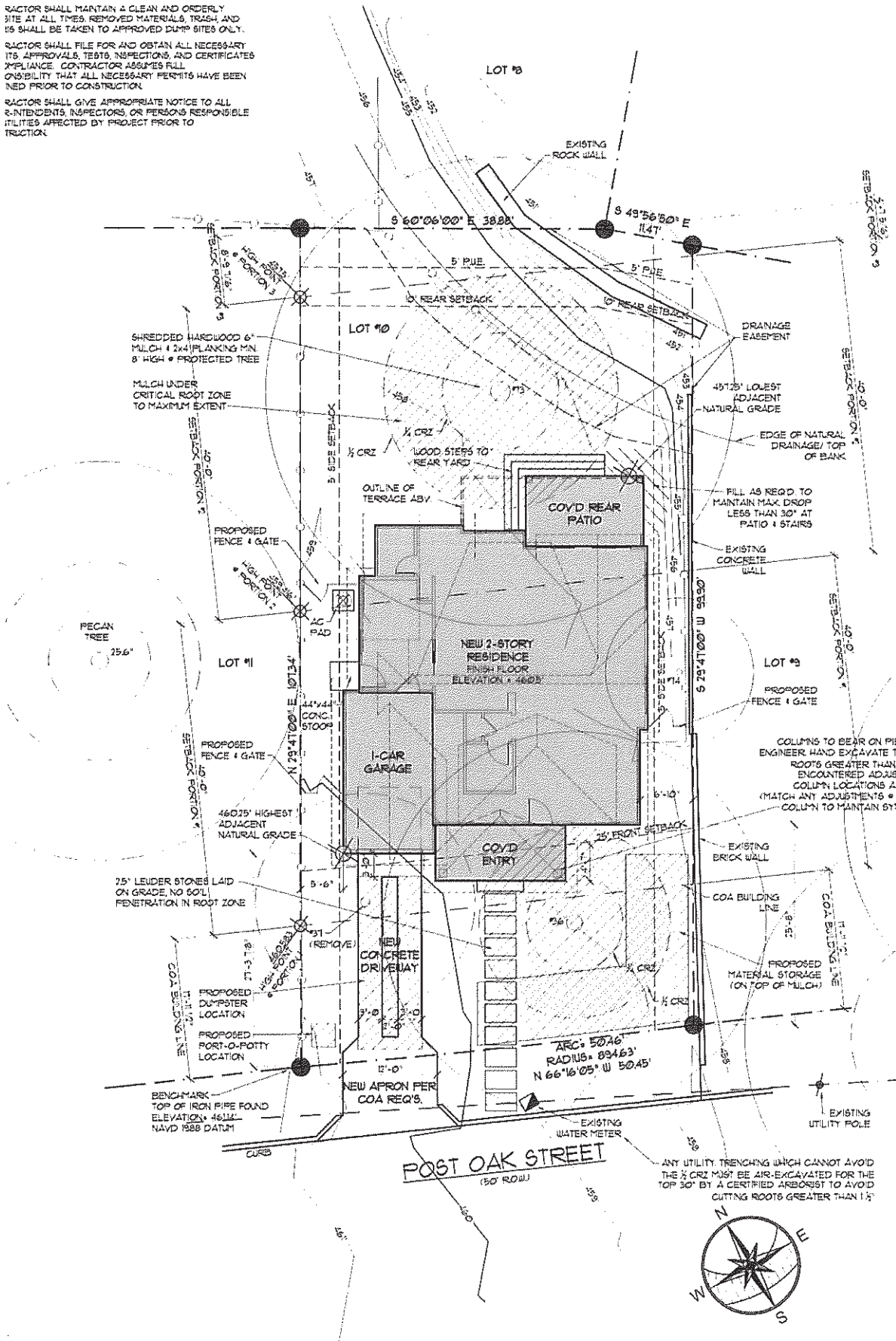
11.) CONTRAC DURING C

12.) ANY REQ ACQUIRE

13.) ALL TREE REMOVAL PROTECTI ORDINAN

14.) CONTRAC DURING C DAILY LO AND MATE PROPERL

15.) BASED O INLETS AL WITHIN 10



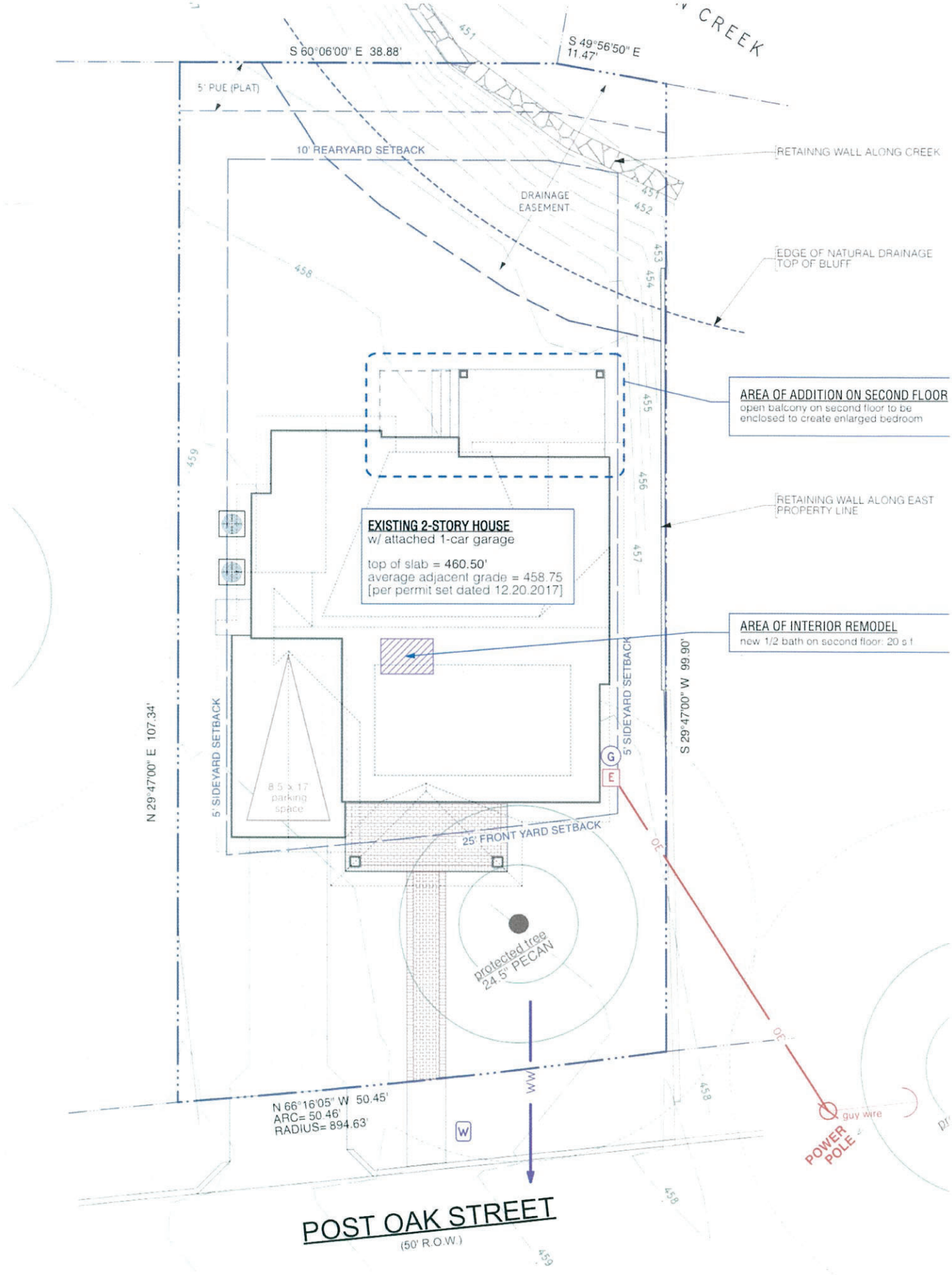
SITE PLAN

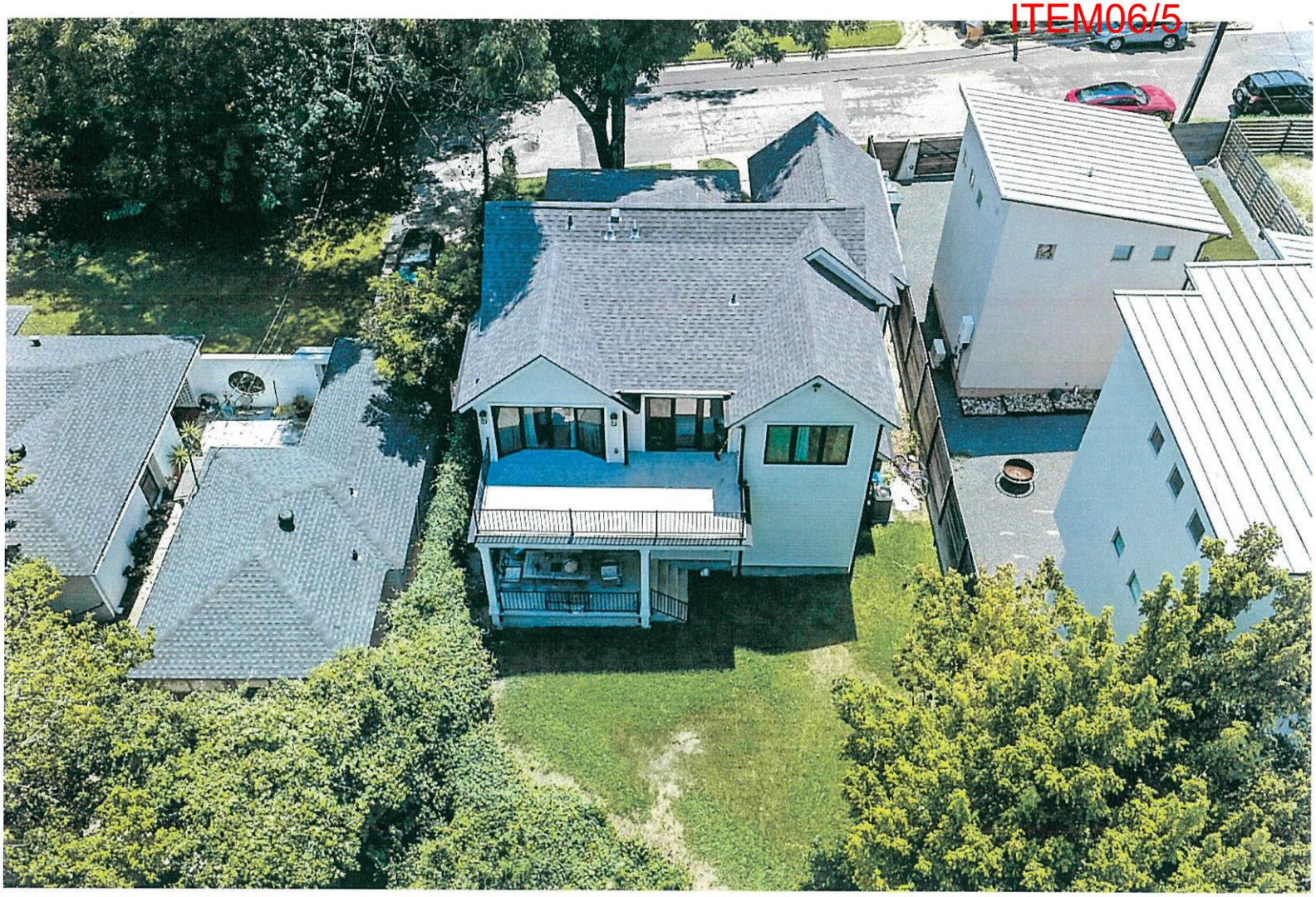
SCALE: 1" = 30'-0"

ZONING REVIE
A SECTION TH
WAS ADDED
A ROOF CHAN
BEDROOM #3

ARBORIST RE
PROPOSED D
STORAGE & TF
BEEN ADDED
FRONT PORCH
PIERS, BE HAN
IF MAJOR ROC
FRONT PORCH
FLATWORK PO
MULCH LOCAT
DENOTED @ B

08.03 revised site plan







◀ Mail 9:51 AM Fri Oct 23
elevs only for Shesh



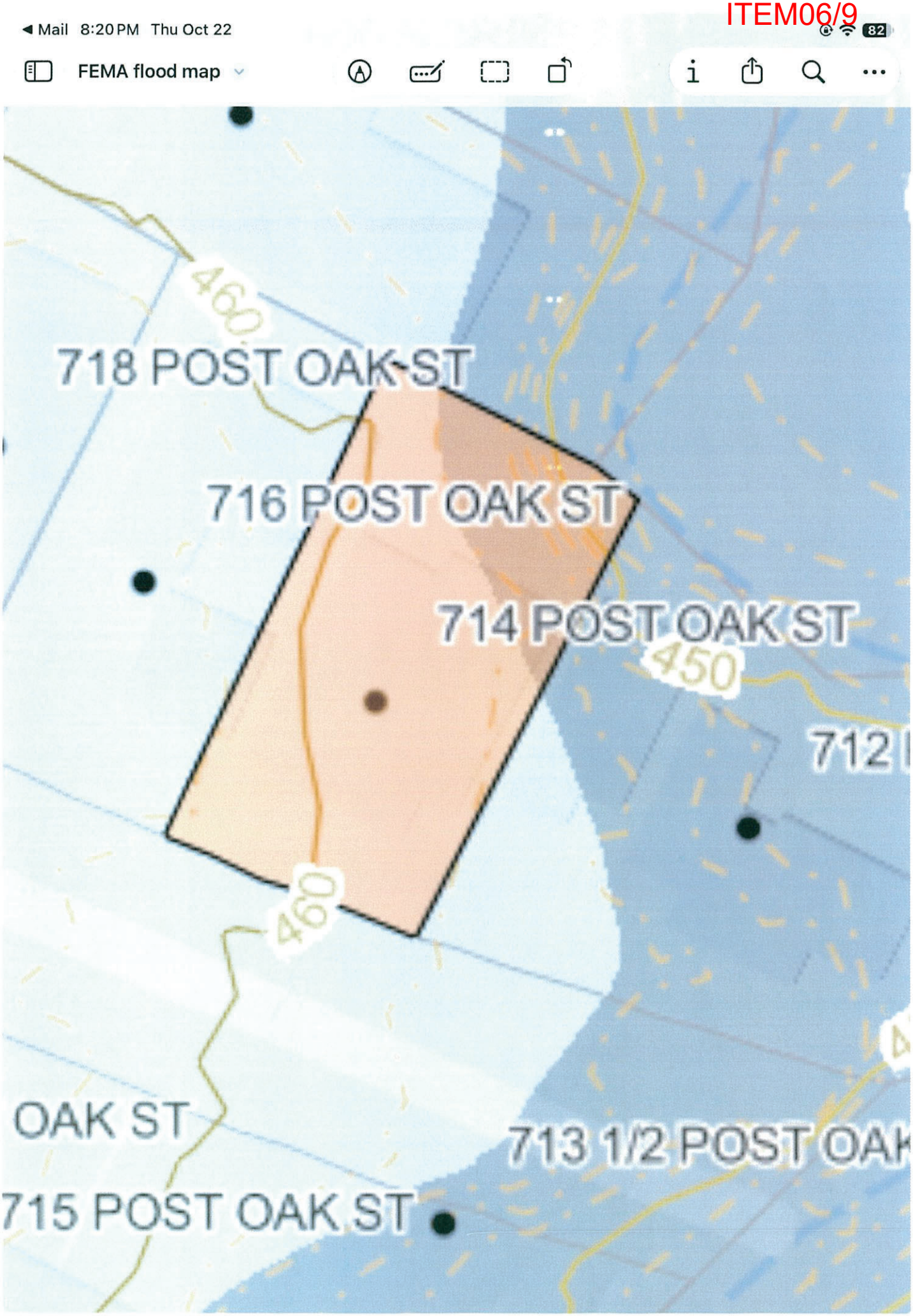
existing north elevation
714 Post Oak



proposed north elevation

714 Post Oak

ITEM06/9


◀ Mail 8:20 PM Thu Oct 22
82
FEMA flood map
460
718 POST OAK ST
716 POST OAK ST
714 POST OAK ST
450
712
460
OAK ST
713 1/2 POST OAK
715 POST OAK ST

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM07

DATE: Monday September 14, 2026 **CASE NUMBER: C15-2026-0037**

____-____Thomas Ates (D1) **(Resigned)**
____Y____Bianca A Medina-Leal (D2)
____-____VACANT (D3)
____Y____Yung-ju Kim (D4)
____Y____Melissa Hawthorne (D5)
____Y____Haseeb Abdullah (D6)
____-____Sameer S Birring (D7) **(Resigned)**
____Y____Margaret Shahrestani (D8)
____Y____Brian Poteet (D9)
____-____Michael Von Ohlen (D10) **OUT**
____-____Jeffery L Bowen (M) **OUT**
____-____Corry L Archer-MccClellan (Alternate) (M)
____Y____Suzanne Valentine (Alternate) (M)
____-____VACANT (Alternate) (M)

APPLICANT: Soren Aandahl

OWNER: Shesh Aandahl

ADDRESS: 714 POST OAK ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-779 *(Small Lot Single-Family Residential Use) (J)(4)* from gross floor area requirements to increase unit size from 2,300 square feet (maximum allowed) to 2,886 square feet (requested) in order to enclose an existing balcony to create conditioned bedroom space in a "SF-3-NP", Single-Family-Neighborhood Plan zoning district (Bouldin Creek NP).

Note:
Land Development Code
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(A) This section applies to a small lot single-family residential use.

(B) This section supersedes the base zoning district regulations to the extent of conflict.

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(4) The maximum unit size is 2,300 square feet.
Source: Ord. 041118-57; Ord. No. 20240516-006, Pt. 5, 5-27-24; Ord. No. 20250227-039, Pt. 2, 10-1-25.

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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
Maggie Shahrestani
Vice Chair

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2026-0037

BOA DATE: Monday, September 14th, 2026

ADDRESS: 714 Post Oak St
OWNER: Soren Aandahl

COUNCIL DISTRICT: 9
AGENT: Shesh Aandahl

ZONING: SF-3-NP (Bouldin Creek)

LEGAL DESCRIPTION: LOT 10 CONVENIENT COURTS

VARIANCE REQUEST: Land Development Code, Section 25-2-779 *(Small Lot Single-Family Residential Use) (J)(4)* from gross floor area requirements to increase unit size from 2,300 square feet (maximum allowed) to 2,886 square feet (requested).

SUMMARY: enclose an existing balcony to create new, conditioned bedroom space.

ISSUES: small lot, partially in both the 25-year & 100-year floodplain

	ZONING	LAND USES
Site	SF-3-NP	Single-Family
North	SF-3-NP; MF-3-ETOD-DBETOD-NP	Single-Family; Multi-Family
South	SF-3-NP	Single-Family
East	SF-3-NP; MF-3-ETOD-DBETOD-NP	Single-Family; Multi-Family
West	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:
Austin Neighborhoods Council
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Plan Contact Team
Bouldin Creek Zoning Committee
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Preservation Austin
South Central Coalition

August 24, 2026

Heidi Goebel
714 Post Oak St
Austin TX, 78704

Property Description: LOT 10 CONVENIENT COURTS

Re: C15-2026-0037

Dear Heidi,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from – LDC, Section 25-2-779 at address 714 Post Oak St.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. All signage will need to stay out of Austin Energy easements and 5' from existing underground electric lines. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements, which are additional conditions of the above review action:
https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

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

Ashleigh Woolf, Project Assistant
Austin Energy
Infrastructure Support Services
4815 Mueller Blvd
Austin, TX 78723
(512)972-8400

CITY OF AUSTIN Development SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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, Save the application to your desktop, 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 # C15-2026-0037 ROW # 13751581 Tax # 0102010402

Section 1: Applicant Statement

Street Address: 714 Post Oak Street Austin, Texas 78704

Subdivision Legal Description:
Lot 10, Convenient Courts
vol. 4, p. 28

Lot(s): 10 Block(s): --

Outlot: -- Division: --

Zoning District: SF-3-NP [Bouldin Creek] **Council District: 9**

I/We Shesh Aandahl / Aandahl Construction Company on behalf of myself/ourselves as authorized agent for Soren Aandahl affirm that on Month August, Day 10, Year 2026, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

○ Erect ○ Attach ○ Complete ○ Remodel ○ Maintain ◉ Other: enclose / conve

Type of Structure: existing balcony to create new, conditioned bedroom space

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

LDC 25-2-779 (J)(4) 2,300 s.f. gross floor area (maximum allowed) to 2,886 s.f (requested) in order to enclose an existing second floor balcony.

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 unique characteristic of the subject property is that the lot is small - see site plan.
The lot is in partially both the 25-year and 100-year floodplain.
See attached details of the LDC section 25-2-779 small lot single-family residential use.

Hardship

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

As a small lot, it complies with all the C.O.A. LDC code except one - namely the LDC code 25-2-779 (J) (4). See details attached.

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

The lots in the area have numerous variations.

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:

The added square feet of second floor bedroom space is constructed on space that is currently a second floor balcony. This space is not visible from all adjacent properties with exception of one small section on the left side of the balcony that faces one neighbor. This small space on the side of the house is visible but it is an exact extension of the current siding. It is really not noticeable.

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:

-- not appliacable

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:

-- not appliacable

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

-- not appliacable

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

-- not appliacable

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: S Aandahl Date:

Applicant Name (typed or printed): Shesh Aandahl

Applicant Mailing Address: 3605 Cherry Lane

City: Austin State: Texas Zip: 78703

Phone (will be public information): [redacted]

Email (optional – will be public information): a[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: DocuSigned by: 2886E87A3ECD417... Date: 8/10/2026

Owner Name (typed or printed): Soren Aandahl

Owner Mailing Address: 714 Post Oak Street

City: Austin State: Texas Zip: 78704

Phone (will be public information): [redacted]

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).

The subject is a small lot.
The subject property is partially located on the 25-year & 100-year flood plan.
The variance requested by the owner is to change the already existing second floor balcony into indoor bedroom space.

ITEM06/18

Additional Space (continued)

The newly created bedroom space adds 218 sq. ft. of additional conditioned space to the house size. The added 218 sq. ft. bedroom space added to the existing house space totals 2,886 sq. ft. The total, revised gross floor area at 2,866 sq. ft. meets all the LDC requirements with exception of the LDC code section 25-2-779, lot single-family residential use which stipulates that the maximum unit size is 2,300 square feet. See site plan.

In this variance case the proposed adding of 218 sq. ft. results in the subject property complying with every one of the LDC codes except one.

Compliance with the LDC codes are as follows:

- yes it complies with the front & back yard setbacks
- yes it complies with the right & left yard setbacks
- yes it complies with the building height restrictions
- yes it complies with the building coverage limits & impervious coveage limits
- yes it complies with the gross floor area limits - section 25-2-779 (J) (3)

The hardship is created by the limitation set out in section 25-2-779 (J) (4) which stipulates the maximum unit size is 2,300 sq. ft.

The LDC section 25-2-779 (3) stipulates that the gross floor area must not exceed 0.55 floor-to-area ratio.

With the added 218 sq. ft.of bedroom space, the total requested gross floor area will be 2,886 sq. ft. which fully complies with the LDC section 25-2-779.

Further enclosing 218 sq. ft. of balcony space and using it as indoor bedroom space creates zero impact on the subject property's current size or architectural design of the house.

The new area is constructed in the same material, same style, same color and same design of the existing house.

There is zero alterations to the back, side or front yard.

There is zero alteration to the building height.

The roof follows the existing roof lines.

There is zero alterations to the neighborhood.

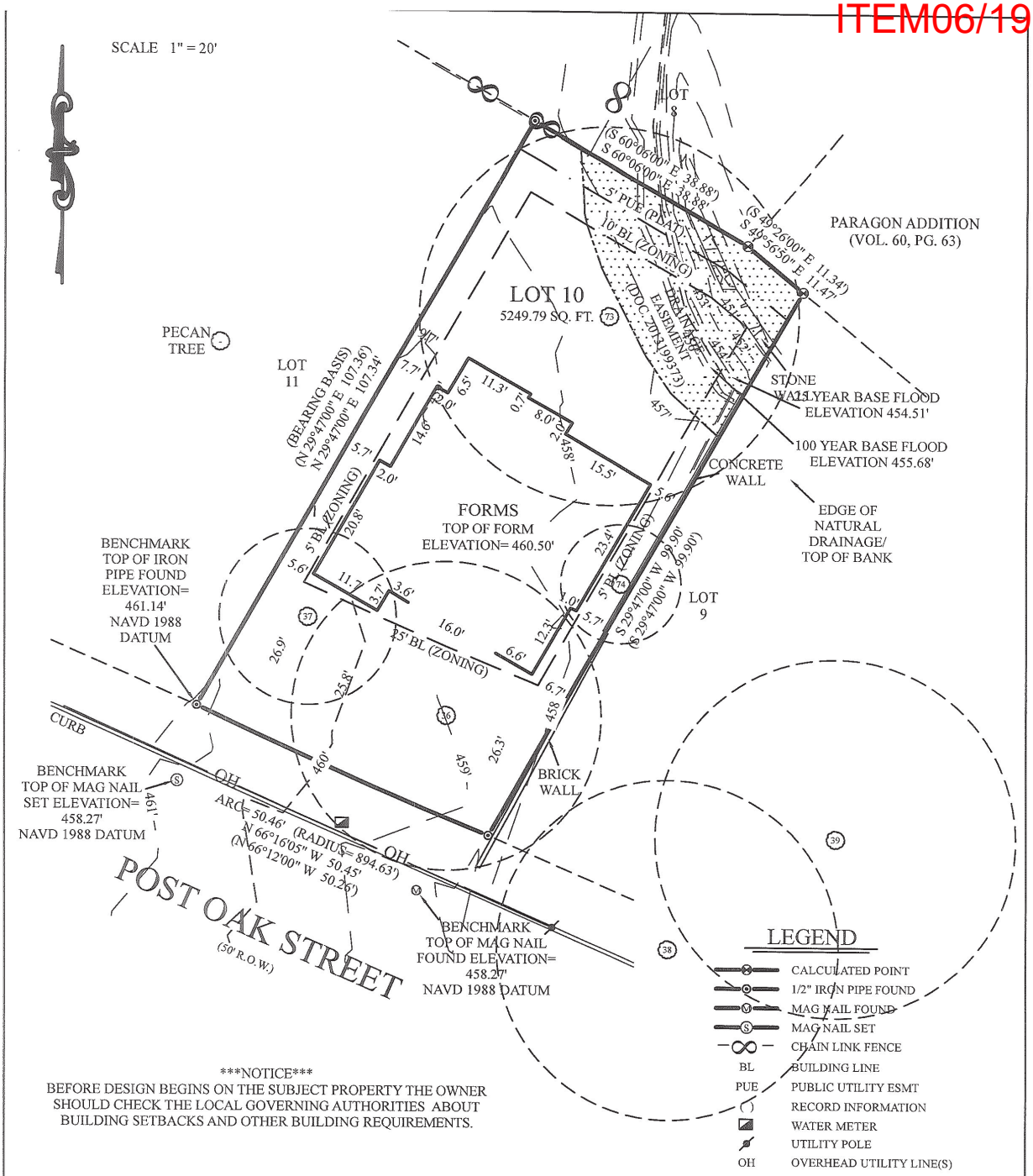
There is zero alterations or disturbance to the adjacent homes or to anything natural or manmade in the surrounding area.

There is no visual changes that can be seen from the adjacent houses as the addition is in the rear of the house that faces a green belt. There is one area on the side of the existing second floor balcony railing that will be finished with the matching construction material, matching color & matching design of the the current house.

There will be no parking changes. There will be no threat to public safety.

There will be no effect to the architectural character of the subject home.

There will be no impairment of the purpose of the applicable zoning regulations.



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

RESTRICTIONS:
SUBJECT TO RESTRICTIONS AS PER PLAT IN VOLUME 4, PAGE 28.
SUBJECT TO A DRAINAGE EASEMENT PER DOCUMENT NUMBER 2013199373.

SUBDIVISION: CONVENIENT COURTS
LOT: 10 BLOCK: - VOLUME 4 PAGE 28 PLAT RECORDS
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 714 POST OAK STREET
CITY: AUSTIN REFERENCE NAME SOREN AANDAHL

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0445J
PANEL: 0445J
DATED: 1-6-2016
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SURVEY DATE	APRIL 11, 2018	
TITLE CO.	HERITAGE TITLE COMPANY	
G.F. NO.	201701750	
JOB NOS.	A0403518 - A0219118 - A0702317 - A0411609	
FIELDED BY	JONATHAN MOHR	04/10/2018
CALC. BY	EDWARD RUMSEY	03/12/2018
DRAWN BY	SEAN SUTTON	04/11/2018
RPLS CHECK	EDWARD RUMSEY	04/11/2018

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
HERITAGE TITLE COMPANY

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 WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

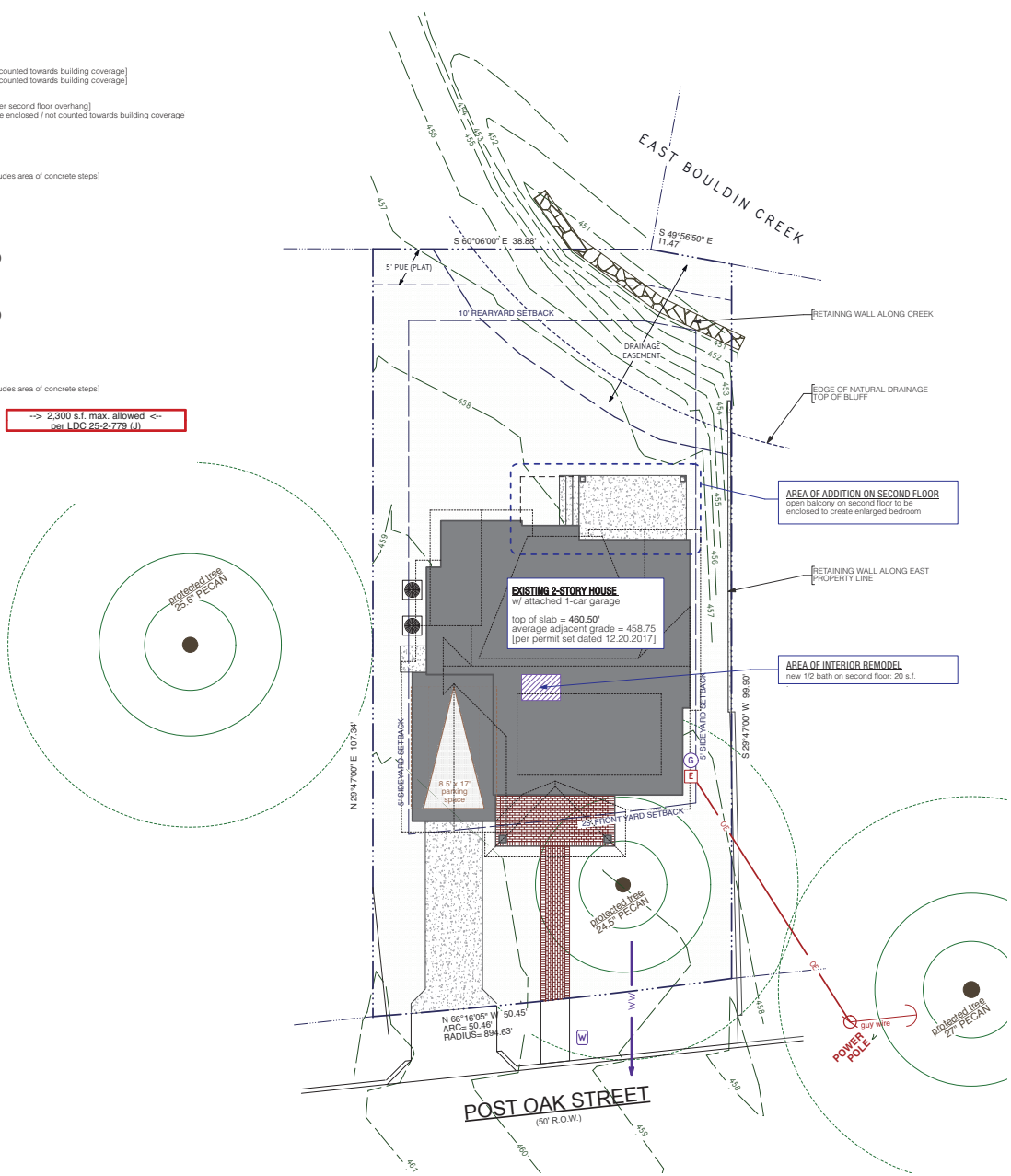
ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

ITEM06/20

areas

area totals for existing improvements are copied from permit set dated 12.20.2017

EXISTING 2-STORY HOUSE:		
ground floor:	1,183	
attached 1-car garage:	234	
second floor:	1,082	<--- [not counted towards building coverage]
habitable attic spece on second floor:	169	<--- [not counted towards building coverage]
covered front porch:	119	
covered rear porch:	135	
concrete steps:	20	<--- [under second floor overhang]
balcony on second floor:	218	<--- [to be enclosed / not counted towards building coverage
concrete driveway:	219	
mortared brick walkway in front yard:	86	
uncovered concrete stoop in side yard:	14	
portion of retaining wall in back yard:	49	
portion of retaining wall in side yard:	18	
second floor overhang at rear of building:	74	<--- [includes area of concrete steps]
2 AC pads:	18	
AREA OF INTERIOR REMODEL:		
new 1/2 bath on second floor:	20	
site area:	5,250	s.f.
building coverage	1,671	(31.83%)
ground floor:	1,183	
attached 1-car garage:	234	
covered front porch:	119	
covered rear porch:	135	
impervious coverage	2,149	(40.93%)
building coverage:	1,671	
concrete driveway:	219	
mortared brick walkway in front yard:	86	
uncovered concrete stoop in side yard:	14	
portion of retaining wall in back yard:	49	
portion of retaining wall in side yard:	18	
second floor overhang at rear of building:	74	<--- [includes area of concrete steps]
2 AC pads:	18	
gross floor area	2,886	(0.55) --> 2,300 s.f. max. allowed <-- per LDC 25-2-779 (J)
ground floor:	1,183	
attached 1-car garage:	234	
second floor:	1,082	
habitable attic on second floor:	169	
enclosed balcony on second floor:	218	



0 10 20 FT

site plan

scale on full size sheet: 1/8" = 1'-0
scale on full size sheet: 1/4" = 1'-0

zoning: SF-3-NP [Bouldin]
legal description: Lot 10, Convenient Courts vol. 4, page 28
property ID: 101686
geographic ID: O102010402
lot size: 5,250 s.f., per permit set dated 12.20.2017 provided by owner
This lot is subject to LDC 25-2-779 - Small Lot Single-Family Use

scope of work

Existing second floor uncovered balcony to be enclosed to create enlarged bedrooms
Re-frame roof per framing plans

no new impervious cover is proposed
no new building coverage is proposed
no changes to previously permitted site plan are proposed

2 full & 1 half baths existing / additional 1/2 bath proposed

Upgrade mechanical, electrical & plumbnig service to comply with current code and support proposed scope of work

plumbing fixture count

	existing	proposed	
kitchen sink:	1	1	
utility sink:	1	1	
bathroom sinks:	4	5	
toilets:	3	4	
bathub w/ shower	1	1	
standalone tub:	1	1	
standalone shower:	1	1	
totals:	12	14	[2 fixtures to be added]

THESE DRAWINGS ILLUSTRATE PRELIMINARY DESIGN CONCEPT

THIS DESIGN CONCEPT DOES NOT COMPLY WITH C.O.A. LAND DEVELOPMENT CODE - CHAPTER 25-2 -779 (J)
[gross floor area exceeds allowable entitlement for this property]

These drawings represent architectural intent ONLY.
Structural design and specification to be performed by others
Selection and specification of materials, methods, detailing & finishes by Owner & Contractor
Lot Survey was performed under separate contract
Protected trees are present adjacent to this site - See Tree Protection Plan

PROJECT IS LOCATED IN FLOODPLAIN

Floodplain elevation information is not shown on survey / site plan
Updated survey will be required
Floodplain Information Request Form is included for reference

City of Austin WATERSHED PROTECTION **FLOODPLAIN INFORMATION REQUEST FORM**

Tax Parcel ID: 0102010402	Date Processed: 4/10/2026
Property Address: 714 POST OAK ST	
FEMA Flood Insurance Information:	**City of Austin Regulatory Information:**
FEMA Flood Zone: AE	COA Flood Zone: City of Austin Fully Developed 25-Year Floodplain
Community Number: 480624	
Panel Number: 48453C0445K	COA 25-Year Flood Elevation: 456.31
Effective Date: 1/21/2020	COA 100-Year Flood Elevation: 457.23
FEMA 100-Year Elevation*: 456.31	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
FEMA 500-Year Elevation*: 457.23	
Comments:	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843 **Mailing Address:** PO BOX 1088 Austin, TX 78767-1088
E-mail: floodpro@austintexas.gov Attn: Floodplain Office, Watershed Protection Dept.-11th Floor,

* The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A**, **AE**, **AO**, or **AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains ***may differ*** from the City of Austin regulatory floodplains.

** The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains ***may differ*** from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit http://www.floodsmart.gov/floodsmart/

HEIDI GOEBEL ARCHITECT
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714 POST OAK STREET
remodel / addition

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

08.03.2026

p.1a
site plan



