

Alternate Proposal for Tenting and Building Height

3 Stories max unless 4th story is 100% underground on all sides – open only for code required egress (i.e. a real basement)

Tenting – Same as proposed by CRCRC, where you start at a point on the property line that is 15' high and then take a 45 degree angle, so that you are at 25' high at the 10' setback line. However, follow the City of Austin McMansion guidelines, but the high point is taken one on each side instead of the four corners, see attached. Use the same segments of 40, 40 and whatever is left. Rollingwood lots are similar depth generally, so these segments probably work. The few odd shaped and culdesac lots would be handled by using the front façade instead of the Building Line, or in the event the house gets pushed back on a few of the very deep lots. Very few houses, if any, span more than 100' front to back. No rear yard tenting as you already get to 35' at the rear setback. While there could be a portion of a wall within one segment higher than 25' it would only be to the extent that the high point exceeds the low point on that side of the lot. As an example, a 15% slope on the property line (which would be very dramatic over a 40' segment) could result in a 31' wall just at the low point of the segment.

Height - No change to height, except 32' for any roof slope less than 3:12. Once we have some tenting diagrams, a discussion on the datum for measuring height should occur. There probably needs to be one datum line per segment, which could be an average between high and low, or similar to what we have now. This can and should be analyzed in diagrams once the tenting concept is solidified.

Steps to Finalize the Plan

Step 1 – Have outside consultant draw tenting scheme on different lots with varying slope – i.e. front to back, back to front, side to side and diagonally.

Step 2 – Review tenting to achieve number one priority of reducing height at the property line.

Step 3 – Discuss how to measure height and the practicalities of plan review process with city staff/consultants.