CITY OF ROLLINGWOOD
COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE
AGENDA

Tuesday, May 23, 2023

Notice is hereby given that the Comprehensive Residential Code Review Committee (CRCRC) of the City of Rollingwood, Texas will hold a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Tuesday, May 23, 2023 at 5:00 PM. Members of the public and the CRCRC may participate in the meeting virtually, as long as a quorum of the CRCRC and the presiding officer are physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. The public may watch this meeting live and have the opportunity to comment via audio devices at the link below. The public may also participate in this meeting by dialing one of the toll-free numbers below and entering the meeting ID and Passcode.

Link: https://us02web.zoom.us/j/5307372193?pwd=QmNUbmZBQ1IwUlNjNmk5RnJrelRFUT09

Toll-Free Numbers: (833) 548-0276 or (833) 548-0282

Meeting ID: 530 737 2193

Password: 9fryms

The public will be permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. If a member of the public is having difficulties accessing the public meeting, they can contact the city at dadair@rollingwoodtx.gov. Written questions or comments may be submitted up to two hours before the meeting. A video recording of the meeting will be made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

CALL COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE MEETING AND PUBLIC WORKSHOP TO ORDER

1. Roll Call

PUBLIC COMMENTS

Citizens wishing to address the Comprehensive Residential Code Review Committee for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the Committee is restricted from discussing or taking action on items not listed on the agenda.

Citizens who wish to address the Comprehensive Residential Code Review Committee with regard to matters on the agenda will be received at the time the item is considered.

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the Comprehensive Residential Code Review Committee and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the May 3, 2023 CRCRC meeting

REGULAR AGENDA

3. Discussion and possible action to assign subcommittees for Survey, Building Height, Building Size and Lot Ratio, Setbacks, Trees and Compliance

4. Discussion and possible action to schedule a general public workshop

5. Discussion and possible action regarding collecting citizen input and request that the City of Rollingwood deliver communication soliciting citizen input

6. Discussion and possible action to request guidance from City Council regarding CRCRC scope and timeline

7. Update and discussion regarding Jeff Marx's review of residential home sizes relative to lot size

8. Update and discussion regarding building height based on Alex Robinette's analysis

9. Discussion and possible action on future meeting dates and agenda topics for discussion

ADJOURNMENT OF MEETING AND PUBLIC WORKSHOP

CERTIFICATION OF POSTING

I hereby certify that the above Notice of Meeting was posted on the bulletin board at the Rollingwood Municipal Building, in Rollingwood, Texas and to the City website at www.rollingwoodtx.gov at **5:00 p.m.** on **May 19, 2023**.

Desiree Adair

Desiree Adair, City Secretary

NOTICE -

The City of Rollingwood is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact the City Secretary, at (512) 327-1838 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

The City Council will announce that it will go into executive session, if necessary, to deliberate any matter listed on this agenda for which an exception to open meetings requirements permits such closed deliberation, including but not limited to consultation with the city's attorney(s) pursuant to Texas Government Code section 551.071, as announced at the time of the closed session.

Consultation with legal counsel pursuant to section 551.071 of the Texas Government Code;
discussion of personnel matters pursuant to section 551.074 of the Texas Government Code;

real estate acquisition pursuant to section 551.072 of the Texas Government Code;
prospective gifts pursuant to section 551.073 of the Texas Government Code;
security personnel and device pursuant to section 551.076 of the Texas Government Code;
and/or economic development pursuant to section 551.087 of the Texas Government Code.
Action, if any, will be taken in open session.

CITY OF ROLLINGWOOD
COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE MINUTES

Wednesday, May 03, 2023

Notice is hereby given that the Comprehensive Residential Code Review Committee (CRCRC) of the City of Rollingwood, Texas will hold a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Wednesday, May 03, 2023 at 4:00 PM. Members of the public and the CRCRC may participate in the meeting virtually, as long as a quorum of the CRCRC and the presiding officer are physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. The public may watch this meeting live and have the opportunity to comment via audio devices at the link below. The public may also participate in this meeting by dialing one of the toll-free numbers below and entering the meeting ID and Passcode.

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CALL COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE MEETING TO ORDER

1. Roll Call

   Present Members: Acting Chair Ryan Clinton, Jeff Marx, Dave Bench, Duke Garwood and Alex Robinette.

   Also Present: City Administrator Ashley Wayman and Development Services Manager Nikki Stautzenberger.

PUBLIC COMMENTS

Citizens wishing to address the Comprehensive Residential Code Review Committee for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the Committee is restricted from discussing or taking action on items not listed on the agenda.

Citizens who wish to address the Comprehensive Residential Code Review Committee with regard to matters on the agenda will be received at the time the item is considered.

- Ellin Wilson, 3018 Hatley Dr., discussed her concerns with setbacks and building height.

Alex Robinette joined the meeting during this item.

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the Comprehensive Residential Code Review Committee and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the April 19, 2023 CRCRC meeting

   Dave Bench moved to approve the consent agenda. Alex Robinette seconded the motion. The motion passed 5-0.

REGULAR AGENDA

3. Discussion on common zoning questions

   City Administrator Ashley Wayman disussed the document prepared by the City's Zoning Reviewer, KFA.

   The CRCRC discussed the contents of the memo provided including the code of ordinances regarding yards/setbacks and building height. They also discussed with staff the various review processes.

   Acting Chair Ryan Clinton called up item 6 at this time.

4. Discussion on residential building rules

   Acting Chair Ryan Clinton discussed that he put this on the agenda as an item in case anyone would like to discuss specific residential building rules.

   Dave Bench discussed that it may be helpful to develop a list of things they don't want to see in the residential zoning.

   The CRCRC members each discussed their hot-button concerns.

   Duke Garwood:
   - Building height regulations should be determinable
   - Impervious Coverage and the concept behind the drainage ordinance
   - Interested in taking a harder look at the Tree Ordinance.
   - Good with setbacks the way they are, but wants to see the requirement where there is 25 feet between houses
   - Interested in looking at a reasonable Floor Area Ratio (FAR) – percentage

- Interested in a way to require builders take a holistic approach to design and step up the design quality

Alex Robinette

- The 45 foot option should be eliminated from the Building Height calculation
- Some way to manage foundations that are disproportionate to street scape and makes homes out of scale from those on the street

Dave Bench

- Consider lighting on lots and reduce unnecessary light pollution – possible dark sky ordinance.
- Tree ordinance should address fire safety.
- Address/limit number of residential stories allowed.
- Address homes being built to max allowable height and setbacks.
- Interested in kinder roof lines and gentler slopes across lots.

Jeff Marx

- Building Height
- Building size relative to lot size
- Impervious cover should be used as it relates to drainage, not to regulate home size.
- Trees shoud not be removed from setbacks. Trees in setbacks to be used to shield homes.
- Exterior lighting concerns.

Ryan Clinton

- Homes going setback to setback, with the maximum height and a flat roof

Acting Chair Ryan Clinton called up item 8 at this time.

5. Discussion on prior public input from the Comprehensive Plan Strike Force

   Jeff Marx discussed the insights from the 2021 survey in conjunction with the Comprehensive Plan Strike Force.

   The CRCRC discussed the survey results regarding accessory dwelling units, the overall vision of the community, and the key takeaways of the future land use plan. They also discussed the scope of the committee and the tree ordinance.

   Ellin Wilson, 3018 Hatley Dr., discussed her concerns with the tree ordinance and people planting trees in the line of sight to the city view.

   Acting Chair Ryan Clinton called up item 7 at this time.

6. Updates on the CRCRC dropbox of relevant documents, CRCRC email address, and web page

City Administrator Ashley Wayman discussed that the CRCRC website is active and that the CRCRC email and document center is live.

The CRCRC and staff discussed how to share emails with the commission, the open meetings act rules that apply to the CRCRC and how to communicate with the committee, residents and staff members.

Acting Chair Ryan Clinton called up item 5 at this time.

7. Discussion and possible action regarding messaging for requesting citizen input

   Alex Robinette stated that she sent a message to the ladies of Rollingwood WhatsApp group asking for input. She also discussed that a lot of people may be uncomfortable voicing their opinions over email.

   Jeff Marx discussed that he had worked with staff to discuss getting the meeting summaries posted to the webpage so that a link could be shared with community members.

   Acting Chair Ryan Clinton called up item 10 at this time.

8. Discussion and possible action to schedule a public workshop

   Ryan Clinton moved to wait until a survey has been sent out to schedule a public workshop. Dave Bench seconded. The motion passed 5-0.

   Acting Chair Ryan Clinton called up item 9 at this time.

9. Discussion and possible action regarding subcommittee assignments

   The CRCRC discussed whether this was the time to create subcommittee assignments and what the next steps are.

   Ryan Clinton suggested putting subcommittee assignments on the next meeting agenda and that everyone come to the next meeting with an idea of what sub-committees they want to be on.

   The CRCRC discussed establishing the survey subcommittee now.

   Acting Chair Ryan Clinton volunteered to be on the survey subcommittee with Jeff Marx and Dave Bench.

   Acting Chair Ryan Clinton called up item 11 at this time.

10. Update and discussion regarding Jeff Marx's review of residential home sizes relative to lot size

    Jeff Marx discussed his research regarding home volume and height of a sample set of homes in Rollingwood and that he and Dave Bench had begun to look through plans and get the heights of the houses.

Dave Bench discussed that he put a 2007 report from the City of Los Angeles regarding the volume of a house relative to its lot size.

Acting Chair Ryan Clinton called up item 4 at this time.

11. Discussion and possible action on future meeting dates and agenda topics for discussion

Acting Chair Ryan Clinton discussed the possible meeting schedule going forward.

The CRCRC set their meetings for 5:00 PM on the second and fourth Tuesdays. The next meeting will be on Tuesday, May 23 at 5:00 PM.

The CRCRC discussed getting some ideas about subcommittees.

City Administrator Ashley Wayman stated that she would work with Thom Farrell on a list of subcommittees to share with the group.

ADJOURNMENT OF MEETING

The meeting was adjourned at 6:05 p.m.

Minutes Adopted on the _____day of _____, 2023.

_____
Thom Farrell, Chair

ATTEST:

_____
Desiree Adair, City Secretary

Desiree Adair

From: Jeff Marx <jeffm031@gmail.com>
Sent: Wednesday, May 17, 2023 6:06 AM
To: Desiree Adair
Cc: Ashley Wayman
Subject: FAR analysis of residential construction projects
Attachments: RW Historical FAR Analysis.xlsx

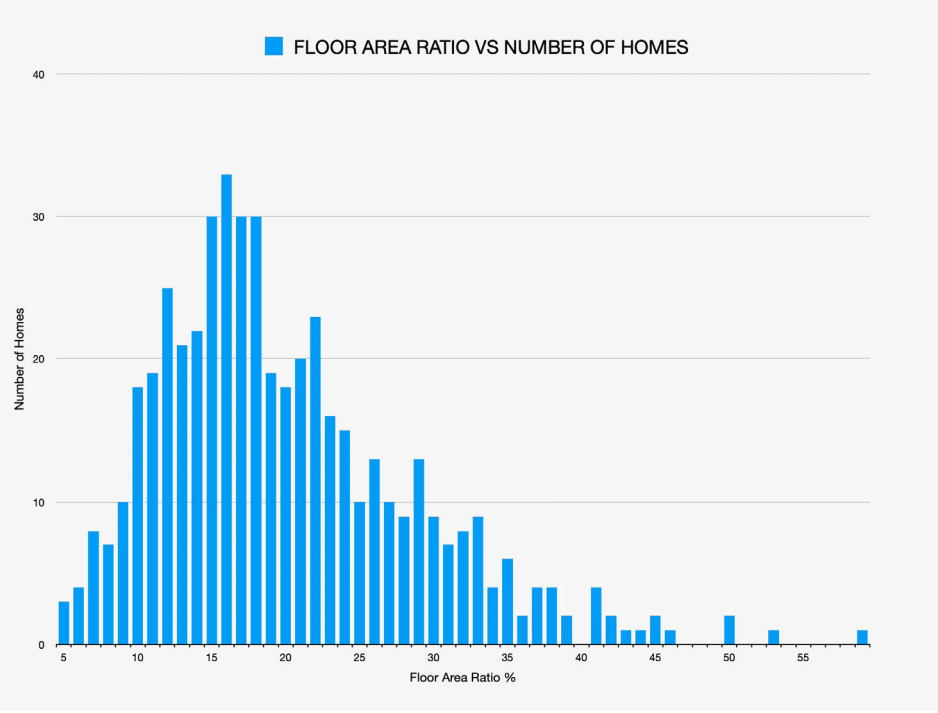
Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Desiree -

Please forward along to the City Council.

Hi City Council -

As you're aware, I'm a member of CRCRC and have been performing analysis of FAR ratios based on TCAD data. We already know that according to the TCAD records as of 1.1.23, the FAR only exceeds 35% for 26 homes (5% of the population, image attached).



I'm not sure where the residents would prefer to draw the line with FAR. Based on a review of the resident's emails, I suspect the community would prefer to not leave FAR uncapped.

I was interested to see what the FAR looks like for the homes either approved for permitting, or pending permit approval.

There's 363 total active / pending permits (active / pending permits tab). Of those, I've flagged 61 as new residential homes (new resi flag). For 3 of them, the city doesn't have sq footage info, leaving 58 left to analyze. I suspect the city defines sq footage as total covered space, including garages & porches. I suspect TCAD defines sq footage as livable

which is a smaller #. I believe this because for newer homes included in the 1.1.23 TCAD data, the TCAD "Main Area" is smaller than the square footage reported by the city. Further investigation is needed and the FAR% based on city data may be inflated by 8 - 15% relative to the FAR based on TCAD data.

The city data doesn't report land sq footage, but the TCAD data does. If the addresses match, we can link the two tables. I had to do some manual adjustments to the addresses provided by the city. Despite my best efforts, there's still 21 addresses that don't match. I'll check with the city on those when there's more time.

For the matches, you can find the updated FAR data in column J of the Resi 1.1.23 tab. For the 7 pending projects, the average FAR is 14% according to 1.1.23 TCAD data. The proposed FAR based on the new construction averages 43% for the pending projects. If we apply a 15% haircut, the average FAR would be 36%. With a 15% haircut, 4 of the 7 would exceed 35%.

Thanks,
Jeff

Desiree Adair

From: Jeff Marx <jeffm031@gmail.com>
Sent: Wednesday, May 17, 2023 7:38 AM
To: Desiree Adair
Cc: Ashley Wayman; Alex Robinette
Subject: Re: FAR analysis of residential construction projects

Follow Up Flag: Flag for follow up
Flag Status: Completed

Please add -

I suggest we consider height and FAR as related topics. Some will argue that 35' is plenty of height to work with. Others will suggest that homes with sloped lots should get bonus height. I'm open to a 35' max height, but also think we should consider a sliding scale so that if you use the max height, you don't also use the max FAR. That would give flexibility to adapt to the lot slope, while also limiting the ability to overbuild on the lot. To simplify things, I suggest we add max height + FAR %. The concern is homes like 3225 Park Hills, which maxed out the height, built to setbacks, and wasn't constrained by FAR. That home has max height of 45' and TCAD FAR of 53%, which sums to 98. While I do hear some arguing for height over 35' for sloped lots, I don't hear much argument for homes with a FAR > 45%. Based on conversations, I don't hear many suggesting a height below 35' or FAR below 35%, which would sum to 70. I expect the consensus of the residents to prefer a sum # somewhere between 70 and 85.

On Wed, May 17, 2023 at 6:06 AM Jeff Marx <jeffm031@gmail.com> wrote:

> Hi Desiree -
>
> Please forward along to the City Council.
>
> Hi City Council -

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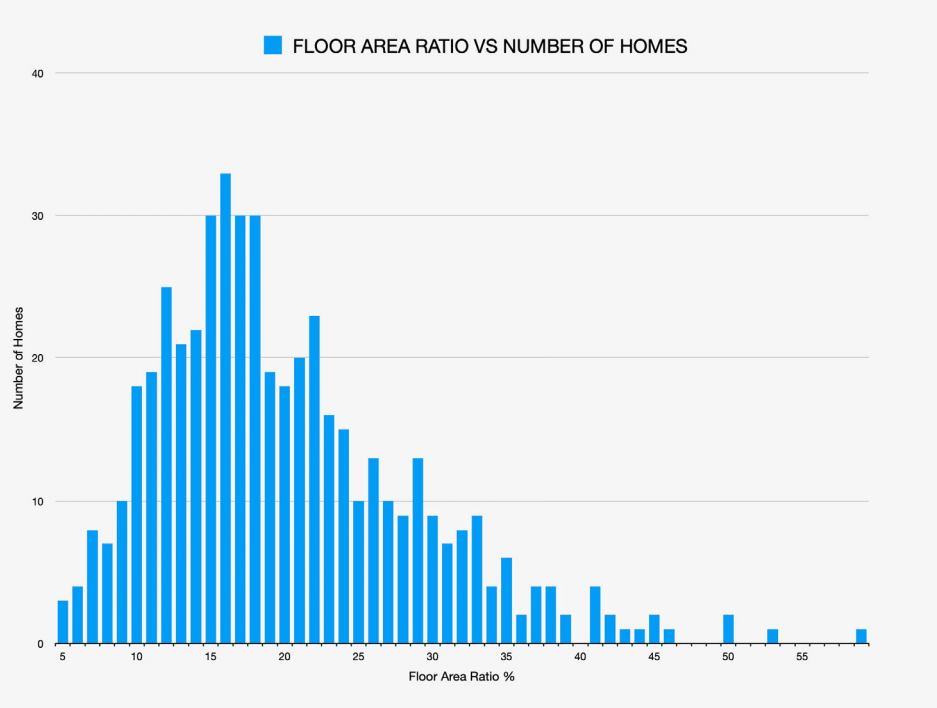

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Thanks,
Jeff

	Permit Date	Address	Purpose	Owner/Agent	Sq Ft	Zoning	Tenant - Proposed Work	General Contractor	New Resi Flag
Active Permit	08/06/20	2808 Pickwick Ln	New Constr	Troop	3542	R	New single story	Dwight Dow 512/970-9469	New Resi
Active Permit	02/05/21	4901 Rollingwood Dr	New Constr	Bench	3865	R	New 1 story 3brm house	Texas Constructors 512-451-8050	New Resi
Active Permit	08/04/21	205 Almarion Way	New Residential Construction	John and Sandra Staleski	7314	R	New residential single-family home	Matt Sitra Custom Homes, Inc., 512-600-	New Resi
Active Permit	03/04/21	303 Inwood Rd	Pool	Maloney		R	Residential Pool Addition	Aquatic Reflections Pools Caris Vollentine	
Active Permit	06/16/20	3306 Park Hills Dr	Addn	Fauth	744	R	Addition of pool house covered walk, terrace,	Capitol City Contracting Jim Cuoco 512-784-	
Active Permit	04/23/21	406 Riley Rd	Addition/Remodel	Genie and Randel Norris	4456	R	Addition and Remodel of levels 1 & 2. Addition	CG&S JC Genoca 512-351-9595	New Resi
Active Permit	01/28/21	3207 Park Hills Dr	New Constr	Mark Schuh	6979	R	New residential single-family home	EEF custom homes Nico Sfeir 512-806-1444	New Resi
Active Permit	10/02/21	304 Almarion Drive	New Construction	304 Almarion LLC.	6673	R	New residential single-family home	Bryan Beckworth 512-565-1914	New Resi
Active Permit	07/24/20	4 Randolph Pl	Pool	Andy Hollon	1296	R	Residential Pool Addition, Tree Replant	Lewis & Earley Construction 817-905-	
Active Permit	09/29/20	2405 Rollingwood Drive	New Residence	Davis	5032	R	New residential single-family home	CapTex Construction Danny Spears 512-422-	New Resi
Active Permit	07/21/20	4907 Rollingwood Drive	Interior Remodel	Carl Frank	2000	R	Kitchen, bath, flooring remodel	EEF custom homes Stephen Ferguson	

Active Permit	05/07/21	2802 Bee Caves Rd.	Commercial Remodel		1250	C2	Interior remodel, exterior siding, window	Steakley Development, LLC. Will Steakly 512-	
Active Permit	11/13/21	2810 Rollingwood Drive	New Residential Construction	GDI Asset III, LLC.	4243	R	New residential single-family home	Monte Justin, LLC 512-402-4352	New Resi
Active Permit	02/12/21	2801 Hubbard Cir	Residential Addition	Sanders	4619	R	Residential Addition	Seven CustomHomes LLC Colleen Kaspar 512-	New Resi
Active Permit	11/08/21	402 Inwood Rd	Demolition	Teten	N/A	R	Residential demolition of structure	Jason Natho 512-845-3543	
Active Permit	03/11/22	402 Inwood Rd	New Residential Construction	Teten	8937	R	New residential single-family home	Jason Natho 512-845-3543	New Resi
Active Permit	11/12/20	3306 Park Hills Dr	Pool	Forrest Fauth		R	Installation of Residential Pool	Cody Pools 512-835-4966	
Active Permit	10/30/20	2810 Pickwick Lane	Demolition/ Tree Removal	Hasso	N/A	R	Demolition of existing structure	DAR Demolition David Rodenwald 512-453-	
Active Permit	11/12/20	3306 Park Hills Dr	Pool	Forrest Fauth	570	R	Residential Pool Addition	Cody Pools 512-835-4966	
Active Permit	04/05/21	4916 Timberline Dr	Sports Court	Bob Gold	1400	R	Addition of a tennis court	Sports Court Austin 512-335-9779	
Active Permit	11/25/20	2500 Bee Caves Rd	Irrigation	Austin Eye	N/A	C	Installation of irrigation system	William Ingram 512-834-0583	
Active Permit	12/02/20	104 Kristi Dr	Utility	Van Winkle	N/A	R	New Water Heaters	ARS Rescue Rooter 512/381-3685	
Active Permit	12/16/20	8 Inwood Cir	Utility	Wong	N/A	R	Gas Service Line Repair	ABC Home 512-837-9500	
Active Permit	12/16/20	4902 Rollingwood Dr	Utility	Hudson	N/A	R	Water Heater Repair	Wilson Plumbing 512-452-8223	
Active Permit	03/15/21	3020 Hatley Drive	Demolition and Tree Removal	Moazami Endeavors LLC	N/A	R	Demolition of existing residential structure	Amir Moazami 512-507-9675	

Active Permit	02/12/21	2801 Hubbard Cir	RSDP	Sanders	N/A	R	Residential Stormwater Discharge Permit	TBD	
Active Permit	01/27/21	3210 Gentry Dr	Demo and Tree Removal	Cedric DuPont	N/A	R	Demolition of existing structure	DAR Demolition	
Active Permit	04/29/21	3210 Gentry Dr	New Residential	Cedric DuPont	6420	R	New residential dwelling	Hunter Wheeler Homes Inc. 512-775-1602	New Resi
Active Permit	03/26/21	3208 Gentry Drive	Addition	Trupo	3757	R	2nd Story Residential Addition	EEF custom homes Nico Sfeir 512-806-1444	New Resi
Active Permit	07/12/21	102 Riley Rd	New Residence	Jeff & Leala Kiecke	6898	R	New Single Family Residential Dwelling	Vinson Radke Homes 512-626-8645	New Resi
Active Permit	09/19/22	102 Riley Rd	Pool	Jeff & Leala Kiecke		R	Residential Pool	Vinson Radke Homes 512-626-8645	
Active Permit	05/20/21	2810 Pickwick Lane	New Residence	Hasso	8787	R	Single Family Residential Dwelling	JGB Custom Homes Jaime Schwartz 512-627-6448	New Resi
Active Permit	05/20/21	2810 Pickwick Lane	Pool	Hasso	*	R	Pool	JGB Custom Homes Jake Badger 512/573-1610	
Active Permit	02/05/21	2814 Bee Caves Rd. suite B	Sign	Stokes Sign Company	N/A	C-2	Backlit Channel Sign	Sarah Lindsey 512-328-7266	
Active Permit	02/22/21	4814 Rollingwood Dr	Utility	TXGAS	N/A	R	Emergency Utility Permit	TX GAS	
Active Permit	03/01/21	205 Almarion Way	Pool	Staleski		R	Pool in conjunction with new construction	Matt Sitra Custom Homes, Inc., 512-600-	
Active Permit	07/16/21	4912 Rollingwood Dr	Pool	Bjork	N/A	R	Pool Addition	Texas Tiny Pools 512-845-3151	
Active Permit	03/25/21	2803 Vance Lane	Exterior Remodel	Demas	2833	R	Siding changed to stucco, adding gutters	BDW Construction 512-793-9333	

Active Permit	04/13/21	205 Ashworth Drive	Demolition and Tree Removal	McShane	N/A	R	Demolition of existing structure	Ford Strei Builders Mike Collins 512-433-6875	
Active Permit	05/26/21	205 Ashworth Drive	New Construction	McShane	5843	R	New Residential Construction	Ford Strei Builders Mike Collins 512-433-6875	New Resi
Active Permit	07/23/21	205 Ashworth Drive	Pool	McShane	*	R	New Residential Pool	Ford Strei Builders Mike Collins 512-433-6875	
Active Permit	04/08/21	4907 Rollingwood Drive	Outdoor Kitchen	Frank		R	Outdoor Kitchen Remodel	Butterfield Custom Homes 512-799-1037	
Active Permit	05/24/21	5003 Timberline Drive	Enclosed Porch Addition	Jennifer Kuhn	336	R	Enclosing porch, adding patio	Eric Harrison 512-423-2513	
Active Permit	04/01/21	4903 South Crest Dr	Utility	Harvey	N/A	R	HVAC replacement	Stans Heating and air 512-929-9393	
Active Permit	05/04/21	4906 Timberline Dr	Interior Remodel	Maurici		R	Remodel	Reynolds Remodeling 512-327-5306	
Active Permit	06/14/21	4902 Timberline Dr	Demo and Tree Removal	Stein	N/A	R	Demolition of existing structure	TBD- will not be demolished until new	
Active Permit	9/16/2025	4902 Timberline Dr	New Residential Construction	Stein	7244	R	New Residential Construction	TBD	New Resi
Active Permit	04/15/21	3212 Gentry Dr	Window Replacement	Parker	N/A	R	New Windows	Windows by Anderson 817-714-9137	
Active Permit	04/23/21	5008 Rollingwood Dr	Fence	Rajput	.3 acr	R	Fence Replacement	Discount Fence 512-334-9546	
Active Permit	07/16/21	7 Rockway Cv	Pool	Speitel		R	Residential Pool Additions	Blue Hole Pools 512-751 1345	

Active Permit	10/21/21	301 Nixon Dr	Residential Addition	Beisner	1394	R	Residential addition and remodel	EEF custom homes Nico Sfeir 512-806-1444	
Active Permit	10/21/21	301 Nixon Dr	RSDP	Beisner	1394	R	RSDP for Residential addition and remodel	EEF custom homes Nico Sfeir 512-806-1444	
Active Permit	06/28/21	405 Almarion Dr	New Residential Construction	O'Donnell	6648	R	New residential dwelling	Waller Building 512-270 8591 ; Kane Toler 512-	New Resi
Active Permit	10/08/21	4901 South Crest Dr	Residential Pool	Mankins		R	New Residential Pool	Modern Design Build	
Active Permit	05/07/21	2405 Rollingwood Drive	Gas Service	TXGAX	N/A	R	Street Cut to Install Gas	TX GAS Garland Wolcott	
Active Permit	05/07/21	2802 Vance Ln	Window Replacement	Johnson	N/A	R	Window Replacement	Victoria Johnson Homeowner 512-971-	
Active Permit	06/07/21	3003 Bee Caves Rd ste 202	Commercial Remodel	3003 Bee Cave Partnership LP	5074	H	Remodel of existing	Tommy Carroll 512-484-7838	
Active Permit	05/13/21	2705 Bee Caves Rd	Utility	Mira Vista	N/A	PUD	HVAC Cooling Cylinder Replacement	Team Services 512-994-3000	
Active Permit	05/18/21	1 Grove Ct	SOLAR	Pensabene	N/A	R	Installation of Solar Panels	Kate Penshorn 512-220-8203	
Active Permit	05/21/21	3302 Gentry Dr	Driveway	Syed	N/A	R	Driveway Replacement/Refurbish	Nefta Rodriguez 512-644-4665	
Active Permit	03/29/22	503 Vale St	New Residential Construction	Gill	4152	R	New Residential Home	SoCo Collaborative LLC 512-748-4713	New Resi
Active Permit	06/08/21	2516 Timberline Dr	Pool	2516 Timberline LLC	*	R	Residential Pool Addition	Cody Pools 512-835-4966	
Active Permit	06/24/21	3200 Park Hills Drive	Pool	Von Dohlen		R	Residential Pool Addition	Tim Smith 512-590-9291	

Active Permit	10/25/21	3225 Park Hills Drive	New Constuction	Danny Waters	10101	R	New Single Family Residential Dwelling	Waters Custom Homes 512-589-4914	New Resi
Active Permit	11/04/21	3225 Park Hills Drive	Pool	Danny Waters	10101	R	Residential Pool Permit	Waters Custom Homes 512-589-4914	
Active Permit	04/06/21	3206 Park Hills Dr	Pool	James	N/a	R	Pool Refurbishment	Steve Stackhouse	
Active Permit	06/28/21	3209 Pickwick Lane	HVAC	Brockhoeft	N/A	R	Installation of mini split in garage	Stans Heating and air 512-929-9393	
Active Permit	11/04/21	601 Riley Rd	New Construction and Tree Removal	Portner Construction LLC	8543	R	New Residence	CapTex Construction Danny Spears 512-422-	New Resi
Active Permit	*	407 Inwood Rd.	Tree Removal for Construction	Ezell	N/A	R	Removal of 6 Cedar Elms, Replacement	Jeff Ezell 404-909-2810	
Active Permit	07/21/21	3 Grove Ct	Demolition	3 Grove Ct LLC	N/A	R	Demolition of existing structures	512-669-9979	
Active Permit	08/30/21	603 Riley Rd.	Demolition and Tree Removal	Lepore	N/A	R	Residential demolition of structure	BRF Homes 512-236-8800	
Active Permit	11/08/21	603 Riley Rd.	New Construction	Lepore	N/A	R	New Residential Home	BRF Homes 512-236-8800	New Resi - need sq ft
Active Permit	07/26/21	4806 Timberline Dr	Irrigation	Jered	N/A	R	Residential Irrigation System	David Brannan 512/832-0066	
Active Permit	07/30/21	4804 Timberline Dr	Gas Line Replacement	TXGAS	N/A	R	Residential Gas Line and Service Line	Maria De La Ossa 512-465-1129	
Active Permit	08/13/21	5 Inwood Cv	Interior Remodel	Bergen	1200	R	Residential Interior Remodel Fixture	Burnish & Plumb Construction Buck	
Active Permit	10/18/21	3220 Park Hills Dr	New Residential Construction	Marcie	7993	R	New Residential Construction	EEF Custom Homes 512-806-1444	New Resi
Active Permit	08/02/21	5014 Timberline Dr.	Demolition and Tree Removal	Goldsmith	N/A	R	Residential demolition of structure	Joy Baldwin Arterberry Cooke 512	

Active Permit	08/23/21	5 Randolph Pl	Generator Installation	Guleke	N/A	R	Installation of whole home generator	Storm Guardian Generators Isla Medina
Active Permit	09/20/21	3210 Gentry Dr	Pool	Cedric DuPont	464	R	pool addition	Hunter Wheeler Homes Inc. 512-775-1602
Active Permit	09/20/21	104 Laura Ln	Demolition and Tree Removal	Pullin	13sf decrease	R	Demolition of portions of home and existing	EEF custom homes Nico Sfeir 512-806-1444
Active Permit	10/18/21	104 Laura Ln	Residential Remodel/Additio	Pullin		R	Renovation and addition	EEF custom homes Nico Sfeir 512-806-1444
Active Permit	10/18/21	104 Laura Ln	Pool	Pullin		R	Addition of a pool and terrace	EEF custom homes Nico Sfeir 512-806-1444
Active Permit	09/20/21	2805 Bee Caves Rd	Breakroom	Trader Joes	300	C2	Interior break room and restroom finishout	PRS West Coast Builders 925-299-0518
Active Permit	10/18/21	2810 Rollingwood Drive	Pool	GDI Asset III, LLC.	*	R	Residential pool addition	Monte Justin, LLC 512-402-4352
Active Permit	08/30/21	2700 Bee Caves Rd	Wayfinding Signs	Austin Eye	*		Wayfinding signs for surgical center	Custom Sign Creations 512-374-9300
Active Permit	09/02/22	3202 Pickwick Ln	Residential Addition	Katya Smith	1371	R	New residential master suite addition	EEF custom homes Nico Sfeir 512-806-1444
Active Permit	09/23/21	2712 Bee Caves Rd ste. 106	Commercial Remodel	Routh	1700	C2	Kitchen Remodel of Existing Restaurant	Workman Commercial 512-748-9977
Active Permit	09/24/21	308 Nixon Dr	Irrigation	Burton	N/A	R	Residential Irrigation System	Magic Sprinkler Systems Margarito Avila
Active Permit	10/01/21	3 Treemont Drive	HVAC Repair/Replace	Stan's HVAC	N/A	R	Replacement for like	Danielle Castillo 512-929-9393
Active Permit	01/25/23	304 Vale St	Pool	Roloson		R	Residential pool addition	TBD

Active Permit	08/12/22	304 Vale St	New Residence	Roloson	7936	R	New Single Family Residential Dwelling	Roost Custom Homes 512-968-4049	New Resi
Active Permit	11/04/21	304 Vale St	Demolition and Tree Removal	Roloson	5482	R	Demoliton of existing structure	TBD	
Active Permit	10/01/21	203 Wallis Dr	Gas line/Generator		N/A	r	Residential gas line for a home generator	Clarke kent plumbing 512-477-2200	
Active Permit	10/08/21	3224 Park Hills Dr	Window Replacement	Tucker	N/A	R	Replacement of 7 windows for like	Renewal by Andersen	
Active Permit	10/08/21	203 Wallis Dr	Window Replacement	Wallis	N/A	R	Replacement of 8 windows for like	Renewal by Andersen	
Active Permit	10/07/21	3214 Park Hills Drive	Water Heater	Bennett	N/A	R	Replace water heater	Daniel s Plumbing and Air Conditioning 512-	
Active Permit	12/21/21	4826 Rollingwood Dr	Demolition and Tree Removal	Icarus Construction	N/A	R	Residential Demolition of structure and tree	Icarus Construction Zack Mills 512-541-5346	
Active Permit	12/21/21	4826 Rollingwood Dr	New Residence	Icarus Construction	7610	R	Single Family Residential Dwelling	Icarus Construction Zack Mills 512-541-5347	New Resi
Active Permit	08/11/22	4826 Rollingwood Dr	Residential Pool	Icarus Construction		R	Residential pool	Icarus Construction Zack Mills 512-541-5348	
Active Permit	10/15/21	1003 Ewing Cir	Demolition and Tree Removal	Moazami Endeavors LLC	2309	R	Residential demotion	Absolute Demolition 512-455-7293, Amir	
Active Permit	03/18/22	2407 Vance Lane	Addition less than 250sf	Alberti	225	R	Enclosing of existing portch	Skelly Home Renovations 512-810-	
Active Permit	10/21/21	4907 Timberline Dr	Demo/Addition Entryway	Nelson	-95	R	Removal of existing concrete	Gomez Construction	
Active Permit	11/08/21	5015 Timberline Drive	Demolition and Tree Removal	Littlejohn		R	Demolition of residential structure	TBD	

Active Permit	11/08/21	5004 Timberline Drive	Demolition and Tree Removal	Portner Construction LLC		R	Demolition of existing dwelling and pool,	American Demolition 512-775-8399	
Active Permit	08/10/22	3304 Park Hills Drive	Demolition and Tree Removal	Walters	5,613	R	Demolition of existing structure and removal	DAR Demolition 512-453-4646	
Active Permit	08/10/22	3304 Park Hills Drive	New Residential Construction	Walters	7,350	R	New Residential Construction	Cambridge Custom Homes 512-845-5515	New Resi
Active Permit	11/18/21	200 Ashworth Drive/Hatley Drive	Right of Way Utility Work	Austin Energy	N/A	R	Installation of a new electrical box	Anthony Ferninando	
Active Permit	11/19/21	205 Almarion Way	Irrigation	Sandy Staleski	N/A	R	Irrigation	Rafael Garcia 512-694-2346	
Active Permit	03/01/22	302 Inwood Rd	Demolition and Tree Removal	Shoberg	*	R	Demolition of existing structure and removal	Shoberg Homes Matt Shoberg 512-358-4892,	
Active Permit	12/07/21	400 Inwood Rd	Generator Installation	Boegler	N/A	R	Installation of a residential generator	Storm Guardian Generators Isla Medina	
Active Permit	12/07/21	2702 Bee Caves Rd	Sign Refacing	Truist 1532	N/A	C1	Refacing of bank signs for new bank in old	Bakers Signs 936-446-1239	
Active Permit	01/20/22	3020 Hatley Drive	New Residential Construction	Moazami Endeavors LLC	8177	R	New Residential Construction	Amir Moazami 512-507-9675	New Resi
Active Permit	08/24/22	3020 Hatley Drive	Pool	Moazami Endeavors LLC	*	R	Residential pool addition	Amir Moazami 512-507-9675	
Active Permit	03/22/22	5014 Timberline Dr.	New Residential Construction	Goldsmith	10145	R	Single Family Residential Dwelling	CapTex Construction Danny Spears 512-422-	New Resi
Active Permit	02/06/22	1003 Ewing Cir	New Residential Construction	Moazami Endeavors LLC		R	Single Family Residential Dwelling	Amir Moazami 512-507-9675	New Resi - need sq ft

Active Permit	03/11/22	4814 Rollingwood Dr	Demolition and Tree Removal	Icarus Construction	N/A	R	Demolition of residential structure	Zack Mills 512-541-5348	
Active Permit	03/29/22	4814 Rollingwood Dr	New Residential Construction	Icarus Construction	N/A	R	Demolition of residential structure	Zack Mills 512-541-5348	New Resi - need sq ft
Active Permit	12/14/21	2603 Rollingwood Dr	Electrical	Wallace	N/A	R	Change electrical service and subpanel	Delancey Electric 512-939-6488	
Active Permit	12/15/21	4 Treemont Dr	Solar	Chen	N/A	R	Installation of Solar Panels	Freedom Solar Power 512-220-8203	
Active Permit	12/17/21	3211 Pickwick Ln	Fence	Dillion	N/A	R	Replacement of existing fence	Brents Custom Fence 512-413-1961	
Active Permit	01/04/22	200 Vale St	Demolition and Tree Removal	Sieders		R	Demolition of existing structure and removal	DAR Demolition David Rodewald	
Active Permit	02/10/22	3101 Bee Caves Rd	Commercial Remodel	Rancho Partners Llc.	7262	C1	Remodel of mezzanine	MAPP 512-626-5434	
Active Permit	02/10/22	3101 Bee Caves Rd ste 260	Commercial Tenant Finishout	Rancho Partners Llc.	3358	C1	Suite remodel	MAPP 512-626-5434	
Active Permit	03/11/22	4815 Timberline Dr	Demo and Tree Removal	Waters Custom Homes LP	4,373	R	Residential demolition and Tree Removal	Danny Waters 512-589-4913	
Active Permit	04/06/22	4815 Timberline Dr	New Residential Construction	Wates Custom Homes LP	7,085	R	New Residential Construction	Danny Waters 512-589-4913	New Resi
Active Permit	03/29/22	4 Michele Cir	Demolition	4903 South Crest LLC	5664	R	Demolition of existing residential structure	Koch Construction Jon Koch 512-743-6767	
Active Permit	08/09/22	4 Michele Cir	New Residential Construction	4903 South Crest LLC	6883	R	New residential single-family home	Koch Construction Jon Koch 512-743-6767	New Resi
Active Permit	04/18/22	2704 Rollingwood Dr	Pool	Kenning	879	R	Residential Pool	Dieter Burckhardt 281-786-9193	

Active Permit	01/26/22	3102 Gentry Dr	Fence	Silverberg	N/A	R	Replacement of old fence	LV8 512-945-1905	
Active Permit	02/08/22	400 Vale St	Solar	Bain	N/A	R	Installation of Solar Panels	Rachel Harris Freedom Solar 512-220-8203	
Active Permit	09/16/22	108 Kristi Dr	New Residential Construction	Jones	7032	R	New single-family residential dwelling	BRF Homes 512-236-8800	New Resi
Active Permit	09/16/22	108 Kristi Dr	Pool	Jones	*	R	Residential pool	BRF Homes 512-236-8800	
Active Permit	02/23/22	2785 Bee Caves Rd #351	Commercial Remodel	Mira Vista	3272	C2	Commercial Remodel	Swatts Group Tiffany Winchester 512-338-	
Active Permit	02/10/22	2800 Vance Lane	HVAC	King	N/A	R	HVAC replacement for like	Fox Service Complany 512-442-6782	
Active Permit	02/10/22	4903 South Crest Dr	Solar	Harvey	N/a	R	Installation of battery backup to existing solar	Michael Pensabene - Freedom Solar 512-387-	
Active Permit	03/01/22	3207 Park Hills Dr	Pool	Schuh	1008	R	Residential pool/spa/deck	Austintatious Pools Michael Hurosky 512-	
Active Permit	08/16/22	5015 Timberline Drive	New Residential	Littlejohn	9620	R	Residential Single Family Dwelling	TBD	New Resi
Active Permit	02/14/22	5004 Rollingwood Dr	Window Replacement	Saldivar	N/A	R	Installation of new windows	Homedepot Mia Goodwin 512-966-3477	
Active Permit	08/31/22	1003 Ewing Cir	Pool	Moazami Endeavors LLC	N/A	R	Installation of Residential Pool	Amir Moazami 512-507-9675	
Active Permit	03/01/22	2703 Hatley Drive	Interior Remodel	Mead	420	R	Master bathroom remodel	Leah Master 512-470-5256	
Active Permit	03/11/22	200 Vale St	Austin Energy Repair	PUE	N/A	R	Austin Energy box/pole work	Christine Jachel Austin Energy 951-333-5645	

Active Permit	03/10/22	4911 Timberline Dr	Whole Home Generator	Blackwell	N/A	R	Installation of whole home generator	Generator Supercenter Austin T.J.Mills 512-765-	
Active Permit	03/23/23	3 Grove Ct	New Residential Construction	3 Grove Ct LLC	6993	R	New Residential Construction	Gossett & Co Lindsay Davis 512-669-9979	New Resi
Active Permit	03/10/22	103 Vale Street	Generator	Bray	N/A	R	Residential whole home generator	Kristi Hall Generator Supercenter of Austin	
Active Permit	03/11/22	301 Inwood Rd	Solar	Hicks	N/A	R	Residential Solar Installation	Stephanie Rodriguez Freedom Solar 512-659-	
Active Permit	03/18/22	2500 Hatley Dr	Solar	Robinette	N/A	R	Residential Solar Installation	Lighthouse Solar Cagla Marangozoglu 512-476-	
Active Permit	03/11/22	2705 Bee Caves Rd. ste. 230	Roof	Clarion Partners	37000	C1	Commercial Roof Replacement	Empire Roofing Jaleel Natour 512-989-7663	
Active Permit	03/23/22	6 Timberline Ridge	Demolition	CJ Timberline Rdige LLC	N/A	R	Demolition of existing structure	C+A Builders Inc. Chris Cokins 512-289-4340	
Active Permit	04/12/22	3220 Park Hills Dr	Pool	Marcie	*	R	New Residential Pool	Cascade Pools Hillary Bates 512-264-2453	
Active Permit	04/12/22	2402 Vance Lane	HVAC	Dwall	N/A	R	Mini split change for like	Stans Heating and air Danielle Castillo 512-	
Active Permit	04/18/22	400 Wallis Dr	HVAC	Fratus	N/A	R	HVAC replacement for like	Precision Heating and Air Evan Frame 512-300-	

Active Permit	04/19/22	2 Chris Cove	Demolition	LHC Homes LLC	-5589	R	Demolition of existing residential structure	Koch Construction Jon Koch 512-743-6767	
Active Permit	05/04/22	404 Inwood Rd	Demolition	Achambo	-3286	R	Demolition of the existing home, patio	Will Sahs Crowell Services 512-663-5202	
Active Permit	04/29/22	2501 Bettis Blvd	Demolition and Tree Removal	Robinette		R	Demolition of existing structures and	Alex and Fred Robinette 512-656-8272	
Active Permit	04/25/22	208 Ashworth Drive	Demolition and Tree Removal	Richardson	-2940	R	Demolition of existing structure	David Rodewald DAR 512/970-4646	
Active Permit	03/06/23	208 Ashworth Drive	New Residential Construction	Richardson	5160	R	New residential single-family home	ATX Custom Builders Andy Richardson 512-	New Resi
Active Permit	04/22/22	2785 Bee Caves Rd	HVAC/Electrical Replace for Like	Julian Gold	N/A	C2	Replace 5 AC RTUs / Electric Heat	AirCo Mechanical Tu Huynh 512-837-2917	
Active Permit	08/25/22	2604 Rollingwood Dr	Pool	Khazen	64	R	Residential Pool Addition	Avery Pools Felix Lopez 877-428-3791	
Active Permit	09/08/22	406 Inwood Rd	Remodel	Archambo	650	R	Remodel of attic over garage for home office	Crowell Home Service Will Sahs 512-663-5202	
Active Permit	08/05/22	601 Riley Rd	Pool	Portner Construction LLC	385	R	Residential Pool Addition	Captex Construction Danny Spears512-422-	
Active Permit									
Active Permit	07/27/22	301 Pleasant Dr	Demolition	Rishi Shah & Alina Deatyareva		R	Demolition of existing structure	Danny Waters 512-589-4913	
Active Permit	07/01/22	2803 Pickwick Ln	Demolition	Wheeler	-7192	R	Demolition of existing structure and removal	Matt Rygg Homes LLC. 512-293-6288	

Active Permit	08/03/22	2803 Pickwick Ln	New Residential Construction	Wheeler	-7192	R	Demolition of existing structure and removal	Matt Rygg Homes LLC. 512-293-6288	
Active Permit	07/13/22	3202 Pickwick Ln	Demolition	Katya Smith		R	Demolition of remaining structure.	EEF custom homes Nico Sfeir 512-806-1444	
Active Permit	08/01/22	601 Riley Rd	Fence	Portner Construction LLC		R	Fence	Captex Construction 512.422.2030	
Active Permit	08/10/22	3210 Pickwick Ln	Demolition	3210 Pickwick LLC	-4,612	R	*	*	
Active Permit	08/10/22	3210 Pickwick Ln	New Residential Constuction	3210 Pickwick LLC	5,679	R	New Residential Construction	Brad Wells Custom Homes 512-289-1001	New Resi
Active Permit	10/06/22	5014 Timberline Dr.	Pool	Goldsmith	*	R	Residential pool with new construction	CapTex Construction Danny Spears 512-422-	
Active Permit	09/22/22	5015 Timberline Dr.	Pool	Littlejohn	*	R	Residential Pool	Shoberg Homes Matt Shoberg 512-358-4892,	
Active Permit	05/24/22	3218 Park Hills Dr.	Generator Installation	Ryan Atlas	*	R	Installation of new transfer switch and	Austin Generator Service	
Active Permit	08/17/22	400 Farley Trail	New Residential Construction	Shapiro Homes LLC.	9083	R	New Residential Construction	Stewart & Co. Construction	New Resi
Active Permit	11/09/22	301 Pleasant Dr	New Residential Construction	Rishi Shah & Alina Deatyareva		R	New Residential Construction	Danny Waters 512-589-4913	
Active Permit	11/09/22	301 Pleasant Dr	Addition/Pool	Rishi Shah & Alina Deatyareva		R	Residential pool	Danny Waters 512-589-4913	
Active Permit	07/26/22	3101 Bee Caves Rd ste 260	Commercial Remodel	Rancho Partners Llc.	1144	C1	Suite remodel	TI Builders Lorin Martin 316-254-7422	
Active Permit	07/26/22	3101 Bee Caves Rd Mezzanine	Commercial Remodel	Rancho Partners Llc.	7262	C1	Mezzanine remodel	TI Builders Lorin Martin 316-254-7422	

Active Permit	08/08/22	4 Westgate Circle	Demolition	Delcambre		R	Demolition of existing structure and removal	EEF Custom Homes 512-806-1444	
Active Permit	01/09/23	5 Timberline Ridge	New Residential Construction	CJ Timberline Ledge LLC	6823	R	Construction of single family residence	C&A builders, Inc 512-289-4340	New Resi
Active Permit	07/19/22	8 Treemont	Tree Removal	Kimberly Schirmer	n/a	R	Removal of Ash Juniper under 19" DBH Not	ABC Home and Commercial Services	
Active Permit	08/03/22	214 Ashworth	Solar	Donald Dingley	n/a	R	Addition of photovolatic roof	ADT Solar 323-439-1598	
Active Permit	08/08/22	4702 Timberline Dr	Solar	Giesler	n/A	R	Addition of photovolatic roof	Freedom Solar	
Active Permit	11/17/22	405 Almarion Drive	Tree Removal	O'Donnell	n/a	R	Tree Removal of 1- 16" Oak replanting a 4" Oak	Waller Building Co., LLC- Kane Toler 5121-300-	
Active Permit	11/28/22	405 Almarion Drive	Curb Cut	O'Donnell	n/a	R	Relocation driveway for new home	Waller Building Co., LLC- Kane Toler 5121-300-	
Active Permit	*	601 Riley Rd	ROW- Right of Way	Austin Energy	n/a	R	replace 4 utility poles and associated	Austin Energy - Christine Jachel 951-333-	
Active Permit	08/31/22	603 Riley Rd	ROW- Right of Way	Austin Energy	n/a	R	install a secondary riser on pole #248760 in	Austin Energy - Christine Jachel 951-333-	
Active Permit	09/01/22	4918 Rollingwood Dr	ROW- Right of Way	Austin Energy	n/a	R	install a new utility pole on Ewing Dr between	Austin Energy - Christine Jachel 951-333-	
Active Permit	09/26/22	4707 Timberline	Demolition	Haus Terra Real Estate- Ricardo	n/a	R	Demolotion of existion signle family house	Benchmark Custom Homes 512-848-1847	
Active Permit	09/01/22	302 Vale Street	Demolition	David & Omaira Brightman	n/a	R	Remove existing buildings, flatwork,	Enve Builders- David Burton	

Active Permit	09/01/22	302 Vale Street	Tree Removal	David & Omaira Brightman	n/a	R	Removal of 9 trees and 10 replacement trees	Enve Builders- David Burton	
Active Permit	12/09/22	302 Vale Street	New Residence	David & Omaira Brightman	6376	R	Construct new single family residence with	Enve Builders- David Burton	New Resi
Active Permit	03/20/23	408 Wallis Drive	Sport Court	Aparna Katragadda	3126	R	Addition of Sport Court Only	TBD	
Active Permit	09/15/22	5012 Rollingwood Drive	Generator	Tony Stein	n/a	R	Addition of genrac generator	Austin generator- TJ Linahan 512-251-2247	
Active Permit	08/15/22	2601 Rollingwood Drive	HVAC Changeout	Portner Construction/	n/a	R	Relacement of HVAC system	Strand Brothers	
Active Permit	08/17/22	4901 South Crest	Irrigation	Mankins	n/a	R	Irrigation repairs	ZR LANDSCAPES & IRRIGATION, LL 512-578-	
Active Permit	01/04/23	302 Vale Street	Pool	Omaira Brightman	n/a	R	New Inground swimming pool	Enve Builders 512-322-9889	
Active Permit	09/01/22	406 Almarion	Generator	Kane Tolar	n/a	R	Installation of a generator	Austin generator- TJ Linahan 512-251-2247	
Active Permit	09/26/22	4707 Timberline Drive	Tree Removal	Haus Terra Real Estate- Ricardo	n/a	R	Tree removal, protection and	Benchmark Custom Homes 512-848-1847	
Active Permit	08/31/22	2900 Bee Caves Road	Mechanical	FINISH LINE PARTNERS LLC	n/a	C1	Replacement of HVAC	Stan's Heating and Air- 512-929-9393	
Active Permit	09/01/22	5010 Rollingwood Drive	Fence	Lou Jennings	N/A	R	Fence replacement	Capitol Fence- Randall 512-990-2530	
Active Permit	09/12/22	2712 Bee Caves Road, Ste 112	Sign	Resca Plaza	n/a	C1	New internally lit channel letter sign for	Austin Sign Builders 512-909-1516	

Active Permit	11/09/22	5004 Timberline Drive	New Construction	Brian Portner	9235	R	C¨onstruction of a new 2 story single family	Portner Construction 972-809-8888	New Resi
Active Permit	08/04/22	214 Ashworth	Solar	Dingley	N/A	R	Solar	ADT Solar 323-439-1598	
Active Permit	11/09/22	5004 Timberline Drive	New Construction	Portner Construction/	9235	R	Construction of 2-story single family	Captex Construction 512-422-2030	New Resi
Active Permit	09/01/22	5010 Rollingwood Drive	Fence replacement	Lou Jennings	N/A	R	Fence installation		
Active Permit	03/14/23	5004 Timberline Drive	Swimming Pool	Portner Construction/	n/a	R	Swimming pool	Captex Construction 512-422-2030	
Active Permit	09/02/22	3202 Pickwick Ln	New Construction	Katya Smith	4779	R	New residential on existing foundation-	EEF Custom Builder 512.806.1444	New Resi
Active Permit	10/19/22	205 Ashworth	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. POSSIBLE ONE	Texas One Gas	
Active Permit	11/22/22	3101 Bee Caves, Ste 250	Remodel	RANCHO PARTNERS	2899	C1	Remodel combining 2 existing suites into 1.	TI Builders Lorin Martin 316-254-7422	
Active Permit	10/13/22	301 Inwood	Electric vehicle charger	Hicks	n/a	R	Installation of owner provided Tesla Wall	Mend Services	
Active Permit	10/13/22	4824 Rollingwood Drive	Solar	Shah	n/a	R	Solar	IES Solar (210) 651-8294	
Active Permit	01/10/23	2906 Hatley	Remodel/ Addition	Rider	5007	R	2 story addition; minor kitchen remodel; bath	Skywest Builders- Doug Marsh- (512) 801-1536	New Resi
Active Permit	10/14/22	2904 Hatley	Gas Permit	Henley	n/a	R	Replacing natural gas branch to pull heater	JL Phelps & Associates Plumbing and	
Active Permit	10/27/22	2804 Rock Way	Generator	Mcquiston	n/a	R	Installation of Generator	Generator Supercenter	

Active Permit	11/04/22	5001 Rollingwood Drive	Tree Removal	Mason	n/a	R	Removal of and 11 and 14" Cedar Elm for	Agave LD 512-718-1951	
Active Permit	04/17/23	4900 Rollingwood Drive	Remodel	Thawley	n/a	R	Walkway, driveway, fences	Fowler Land Design	
Active Permit	11/07/22	3212 Gentry Drive	Generator	Parker	n/a	R	Installation of Generator	Generator Supercenter	
Active Permit	11/02/22	104 Wallis Drive	Water Heater	Hause	n/a	R	Water heater change out	Texas Water Heaters 512-215-1636	
Active Permit	12/06/22	405 Almarion Drive	ROW- Right of Way	n/a	n/a	R	Austin Energy will install a secondary riser	Austin Energy - Christine Jachel 951-333-	
Active Permit	12/13/22	305 Nixon Drive	ROW- Right of Way	n/a	n/a	R	Replacing utility pole at back of property, will	Austin Energy - Christine Jachel 951-333-	
Active Permit	11/14/22	2802 Vance Lane	Fence	Johnson	n/a	R	Perimeter fence replacement	Victoria Johnson	
Active Permit	11/15/22	2802 Rockway	Trade- Plumbing	Mitchell	n/a	R	Water heater changeout	ARS	
Active Permit	11/22/22	1003 Ewing Circle	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 6FT X 6FT	Texas One Gas	
Active Permit	11/22/22	601 Riley Road	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 25FT X	Texas One Gas	
Active Permit	11/15/22	405 Vale Street	Plumbing Trade	Lee	n/a	R	run new gas line from meter to attic furnace	Sidney Cox Plumbing (512) 444-6370	
Active Permit	01/12/23	6 Timberline Ridge	New Residential Construction	CJ Timberline Ridge	8427	R	New 2-story residential home	CA Builders 512-261-0662	New Resi
Active Permit	12/13/22	2500 Bee Caves Road	Remodel	LION STONE INVEST	1150	C	Tenant Finishout	TBD	
Active Permit	11/16/22	1015 Bee Cave Woods	Sign	R&J Partners LLC	n/a	n/a	Temporary Leasing Sign	Capital leasing- 512-479-0471	

Active Permit	11/28/22	3220 Park Hills Drive	Solar	Marcie	n/a	R	New Solar	Lighthouse Solar
Active Permit	11/17/22	2803 Pickwick Ln	New Residential Construction	Wheeler	n/a	R	New pool	Matt Rygg Homes LLC. 512-293-6288
Active Permit	11/22/22	3211 Pickwick Ln	Mechanical trade	Dillon	n/a	R	2 unit HAVC changeout	Stan's Heating and Air- 512-929-9393
Active Permit	12/08/22	601 Riley Road	Irrigation	CapTex	n/a	R	Irrigation Installation	The Grass Patch 512-616-0222
Active Permit	12/02/22	501 Riley Road	Demolition	Dunnam	n/a	R	Demolition of existing 2-story structure	MDH- Charlie Cooper 713-703-2194
Active Permit	01/09/23	5 Timberline Ridge	Tree Removal	Cokins	n/a	R	Tree Removal, protection and	C&A builders, Inc 512-289-4340
Active Permit	03/15/23	5014 Rollingwood Drive	Interior Remodel	Pastrana Law Firm	1723	R	Interior remodel 45% of home Kitchen &	TCT Construction- 512-920-9509
Active Permit	04/14/23	4906 Rollingwood Drive	Addition	Horvath	845	R	Addition of a 2nd story over existing garage	EEF Homes- 512-806-1444
Active Permit	01/04/23	3103 Bee Caves, Suite 202	Remodel	Generational Centre One, LLC	1975	C	Interior Renovation of existing office suites for	Streamline Commercial Contractors, LLC 512-
Active Permit	12/08/22	2500 Pickwick	Gas Trade	Galbreath	n/a	R	Gas connection to generator	Duckworth Custom Homes- (512) 771-9808
Active Permit	01/12/23	3210 Pickwick Lane	Swimming Pool	Kubicek	356	R	New inground pool	Cody Pools- 737-293-8019
Active Permit	12/20/22	4814 Rollingwood Drive	ROW- Right of Way	n/a	n/a	R	Parking in ROW to install new secondary	Austin Energy - Christine Jachel 951-333-
Active Permit	12/20/22	3210 Gentry Drive	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. OT CUNE 24FT	Texas One Gas

Active Permit	12/20/22	301 Nixon	ROW- Right of Way	n/a	n/a	R	NEW SERVICE. ONE 24FT X 5FT CUT	Texas One Gas
Active Permit	01/03/23	3103 Bee Caves Road, Suite 203	Remodel	Generational Centre One, LLC	2372	C	Interior Renovation of existing office suites for	Streamline Commercial 512-751-9941
Active Permit	01/03/23	3103 Bee Caves Road, Suite 204	Remodel	Generational Centre One, LLC	1816	C	Interior Renovation of existing office suites for	Streamline Commercial 512-751-9941
Active Permit	01/12/23	6 Timberline Ridge	Tree Removal	Michael	n/a	R	Removal of 2 Elm Trees and 1 Anacacho Orchid	Joseph Michael
Active Permit	12/14/22	3101 Bee Caves	HVAC Changeout	Centre II	n/a	C	" Change out 5 "Like for like" split system units	Cool Services Inc. (512) 673-8972
Active Permit	01/10/23	2906 Hatley	Tree Removal	Rider	n/a	R	Removal of 12 Burr Oak Replace with 3"	Skywest Builders- Doug Marsh 512-801-1536
Active Permit	03/27/23	603 Riley Rd	Swimming Pool	Barrett	155	R	New inground pool	Rolly Hill 512-363-7955
Active Permit	01/04/23	2804 Rock Way	Plumbing Trade	Mcquiston	n/a	R	Gas line to Generac Generator	Balcones Plumbing LLC- Thomas Snow- 512-409-
Active Permit	03/14/23	203 Almarion Way	Tree Removal	Washburn	n/a	R	Tree Removal, protection and	CRE Real Estate 303-710-5566
Active Permit	03/23/23	3 Grove Court	Tree Removal	3 Grove Ct LLC	n/a	R	Removal of 17.5 Live Oak Replacement-	Gossett & Co- Brian Winburne- 512-998-
Active Permit	02/09/23	3012 Bee Caves Road	Tree Removal	Clay Morgan- MPH Land	n/a	C	Removal o"f 4 Live Oaks- 14", 12", 17" & 18"--	Quiddity Engineering- 512-685-5147

Active Permit	02/27/23	3019 Hatley Drive	Demolition	Portner Construction LLC	n/a	R	Demolition of existing 2-story residence.	Captex Construction 512-422-2030
Active Permit	02/21/23	2725 Bee Caves Road	Tenant Finishout	Live Oak Real Estate	5600	PUD	Renovation of office space and conference	Streamline Commercial Contractors
Active Permit	02/27/23	3019 Hatley Drive	Tree Removal	Portner Construction LLC	n/a	R	Removal of 5 Live Oaks Replacement with 5	Captex Construction 512-422-2030
Active Permit	02/27/23	3225 Park Hills	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 6FT X 6FT	Texas One Gas
Active Permit	02/09/23	2500 Pickwick	Gas Permit	Galbreath	n/a	R	change out regulators.	Duckworth Custom Homes- (512) 771-9808
Active Permit	02/13/23	3003 Bee Cave	Mechanical trade	Arise Medical	n/a	C	remove 1-100 ton chiller and replace with	HVAC TEAM SERVICES 512-994-3000
Active Permit	02/14/23	5014 Rollingwood Drive	Electrical Trade	Pastrana	n/a	R	Electrical service rebuild due to storm damage.	Comiskey Electric LLC 512-417-5019
Active Permit	03/16/23	203 1/2 Vale	ROW- Right of Way	n/a	n/a	C	ROW- LIFT STATION GENERATOR-	Texas One Gas
Active Permit	03/16/23	2501 1/2 Hatley	ROW- Right of Way	n/a	n/a	C	ROW- LIFT STATION GENERATOR-	Texas One Gas
Active Permit	02/28/23	2901 Bee Cave	HVAC Trade	LLANO ESTACADO DEVELOPMENT	n/a	C	HVAC CHANGE OUT LIKE FOR LIKE	Stan's Heating and Air 512-929-9393
Active Permit	03/06/23	98 Wallis Drive	Residential Demolition	Pence	n/a	R	Demo existing home to the foundation.	
Active Permit	03/20/23	1015 Beecave Woods	Commercial Remodel	ROLLINGWOOD INVESTMENTS LC	n/a	C	Removal/ Replacement of existing siding/ trim	CHX2 Construction

Active Permit	03/07/23	3020 Hatley	Fence	Moazami Homes	n/a	R	New Fence 6 rear pre-fab metal, 8' cedar side	Moazami Homes
Active Permit	03/07/23	1003 Ewing	Fence	Moazami Homes	n/a	R	Cedar 8' side fences	Moazami Homes
Active Permit	03/21/23	104 Laura Lane	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. BORE 100 LF,	Texas One Gas
Active Permit	05/11/23	104 Kristi Dr	Addition	Van Winkle	-237	R	Addition of a new partially covered patio	EEF Custon Homes- Nico Sfeir
Active Permit	03/21/23	6 Rockway Cove	ROW- Right of Way	n/a	n/a	C	ROW- LIFT STATION GENERATOR-POSSIBLE	Texas One Gas
Active Permit	03/29/23	3219 Park Hills Dr	Plumbing Trade	Losoya	n/a	R	Water heater Replacement	ARS - 512-381-3684
Active Permit	04/04/23	3220 Park Hills	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 6FT X 6FT	Texas One Gas
Active Permit	04/10/23	205 1/5 Almarion Way	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW COMMERICAL SERVICE.	Texas One Gas
Active Permit	04/19/23	4826 ROLLINGWOOD DR	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 25FT X	Texas One Gas
Active Permit	04/19/23	3207 Park Hills Dr	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 25FT X	Texas One Gas
Active Permit	04/19/23	3207 Park Hills Dr	ROW- Right of Way	n/a	n/a	R	Austin Energy will install a secondary riser	Austin Energy
Active Permit	04/19/23	405 Almarion Drive	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 6FT X 6FT	Texas One Gas
Active Permit	04/19/23	503 VALE ST	ROW- Right of Way	n/a	n/a	R	EXCAVATION. NEW SERVICE. ONE 6FT X 6FT	

Active Permit	04/28/23	2508 Timberline Drive	HVAC Trade	Claflin	n/a	R	HVAC changeout, like for like	Stan's Heating and Air 512-929-9393	
Active Permit	05/04/23	304 Almarion Drive	Generator	Brainard	n/a	R	Installation of Generator	Ampology elecrical Services- (512) 518-	
Active Permit	05/04/23	117 Laura Lane	Electrical Trade	Ballard	n/a	R	Power to new FACP: Add (1) 15a/120v	Powerhouse Electrical Services (512) 832-8900	
Active Permit	05/04/23	2 Randolph Place	Tree Removal	Ray	n/a	R	Removal of dead cedar	Sid Mourning Tree	
Active Permit	05/04/23	4900 Rollingwood Drive	Curb Cut	Thawley	n/a	R	Curb cut along Edgegrove to widen	Fowler Land Design 512-554-5004	
	Permit Date	Address	Purpose	Owner/Agent	Sq Ft	Zoning	Tenant - Proposed Work	General Contractor	Filter
Pending Proje	*	306 Inwood Rd.	Interior Remodel/Addition	Ann Bernard	2978	R	Residential Remodel and Addition	EEF custom homes Nico Sfeir 512-806-1444	New Resi
Pending Proje	*	104 Kristi Dr	Exterior Remodel	Michelle Van Winkle	-237	R	Remove swimming pool and old deck, replace with smaller inclosed outdoor living space	TBD	
Pending Proje	*	3012 Bee Caves Rd	New Commercial Structure	Clay Morgan	5972	C1	New commercial shell building	TBD	
Pending Proje	*	4801 Rollingwood Drive	Site Development	Western Hills		P	Tennis Court Addition/Remodel	TBD	
Pending Proje	*	3214 Pickwick Ln	Pool	Jenny Katz Paul	425	R	Residential pool addition	Jaida Custom Pool 512-363-7955	
Pending Proje	*	4918 Rollingwood Dr	Interior Remodel	Gomez	5908	R	Interior Remodel	RTRA Construction 512-212- 9950	
Pending Proje	*	4902 Timberline Dr	Pool	Stein	578	R	New Pool	TBD	
Pending Projects		2803 Vance Ln	Window Replacement	Demas	N/A	R	Window Replacement	BDW Landworks	
Pending Proje	*	503 Vale St	Pool	Gill	4152	R	Residential Pool	SoCo Collaborative LLC 512-748- 4713	

Pending Proje	*	2808 Pickwick Ln	RSDP	Troop	N/A	R	Residential Stormwater Discharge Permit	Migl Engineering	
Pending Proje	*	304 Almarion Drive	Pool	304 Almarion LLC.	6673	R	New residential pool with new construction	Bryan Beckworth 512-565-1914	
Pending Proje	*	104 Riley Road	New Residential Construction	Leather Apron LLC	8600	R	New Residential Construction	Homebound Technologies Geoff Hackett 310-848-4296	New Resi
Pending Proje	*	4814 Rollingwood Dr	Demolition and Tree Removal	Icarus Construction	2503	R	Demolition of existing strucures and removal of 5 trees	Zack Mills 512-541-5348	
Pending Proje	08/11/22	4814 Rollingwood Dr	Pool	Icarus Construction	7620	R	Residential pool with new construction	Zack Mills 512-541-5348	
Pending Proje	*	3 Grove Ct	RSDP	3 Grove Ct LLC	6993	R	Residential Stormwater Discharge Permit in conjunction with new residential	Gossett & Co Lindsay Davis 512- 669-9979	
Pending Projects		2720 Bee Caves Rd	Roof		N/A	C1			
Pending Proje	*	2 Chris Cove	Site Development/ Addition/Driveway	LHC Homes LLC	-619	R	Addition of residential driveway to provide access to Stratford Drive Lot	Koch Construction Jon Koch 512- 743-6767	
Pending Proje	*	0 Laura Lane Lot 1 Alaimo Acres	Site Development/Sports Court Addn	LHC Homes LLC	4796	R	Construction of driveway and sports court	Koch Construction Jon Koch 512- 743-6767	
Pending Proje	*	302 Wallis Dr	Residential Addition/Remodel	Simmons	8000	R	Residential Remodel and Addition		New Resi
Pending Proje	*	302 Wallis Dr	Pool	Simmons		R	Residential Remodel and Addition		
Pending Proje	*	208 Ashworth Drive	Pool	Richardson	450	R	Residential pool	ATX Custom Builders Andy Richardson 512-766-3338	
Pending Proje	*	2785 Bee Caves Rd ste. 351	Sign	Phyllis Browning	N/A	C2	Commercial Sign	Building Image Group Inc. Kate Friday 512.299.2896	
Pending Proje	*	2801 Vance	Pool	Eitel		R	Pool	Jaida Custom Homes (512) 363- 7955	
Pending Proje	*	4808 Timberline Dr.	Pool	Matt Silk	1405	R	New Residential Pool	Westbank Pools 832.942.0021	
Pending Proje	*	301 Pleasant Dr	Tree Removal	Rishi Shah & Alina Deatyareva		R	Removal of 5 trees	Danny Waters 512-589-4913	
Pending Proje	07/01/22	3012 Hatley	Tree Removal	Glen Harris		R	Removal of 1 tree	Just Trees 512.317.2094	

Pending Proje	*	214 Ashworh Drive	Solar	Dingley		R	Solar	ADT Solar 323-439-1598	
Pending Proje	*	5004 Timberline Drive	New Residential Construction	Portner Construction/ Brian Portner	9428	R	Construction of single family residence	Captex Construction 512-422- 2030	New Resi
Pending Proje	*	3202 Pickwick Ln	New Residential Construction	Katya Smith	4779	R	New residential on existing foundation	EEF Custom Builder 512.806.1444	New Resi
Pending Proje	*	408 Wallis Drive	Tree Removal	Aparna Katragadda	n/a	R	Removal 6" Oak- Replace Crepe Myrtle		
Pending Proje	*	3202 Pickwick Ln	New Construction	Katya Smith	4779	R	Mnew construction on existing foundation	EEF Homes- Nico Sfeir 512-806- 1444	New Resi
Pending Proje	*	3208 Pickwick Lane	Generator	David Troop	n/a	R	Generator installation	Austin generato- TJ Linahan 512- 251-2247	
Pending Proje	*	408 Wallis Drive	Tree Removal	Katragadda	n/a	R	Tree Removal of 1- 6" Oak replanting a 6" Crepe Myrtle and 1- 6 10" Oak replanting a 6"		
Pending Proje	*	401 Inwood Road	Tree Removal	Oddo	n/a	R	Removal of 4 trees. Cedar elm- 16" 15" 14". 1-9"3" Elm Trees, Removal of 1 9" Live Oak	Coleman & Associates- Alex Pitman 512-660-6277	
Pending Proje	*	4707 Timberline	New Residence	Haus Terra Real Estate- Ricardo Manllo	6587	R	New 6,587 SF single family	Benchmark Custom Homes 512- 848-1847	New Resi
Pending Proje	*	404 Wallis	HVAC Changeout	James Little	n/a	R	Replacement of HVAC	Stan's Heating and Air- 512-929- 9393	
Pending Proje	*	2803 Pickwick	Pool	Patrick Wheeler	n/a	R	Pool	Matt Rygg Homes 512-293-6288	
Pending Proje	*	2906 Hatley	Remodel	Brian Rider	4501	R	2 story addition; minor kitchen remodel; bath remodel	Skywest Builders- Doug Marsh- (512) 801-1536	New Resi
Pending Proje	*	4 Westgate Circle	Tree Removal	Delcambre	N/A	R	Tree Removal and replacement plan	EEF Custom Homes	
Pending Proje	*	203 Almarion Way	Demolition	Washburn	N/A	R	Demo 1-story	TBD	
Pending Proje	*	5 Timberline Ridge	New Construction	Cokins	6823	R	Construction of Single Family Residence	C&A builders, Inc 512-289-4340	New Resi
Pending Proje	*	2808 Pickwick	Generator	Troop	n/a	R	Generator installation	Austin generator- TJ Linahan 512-251-2247	
Pending Proje	*	203 Almarion Way	Demolition	Washburn	n/a	R	Construction of 1 story Single Family Residence	DAR Demolition	

Pending Projects		283 Pickwick	Pool	Wheeler	n/a	R	Swimming pool	Matt Rygg Homes 512-293-6288
Pending Proje	*	4 Westgate Circle	Tree Removal	Delcambre	n/a	R	Tree Removal and replacement plan	EEF Custom Builder 512.806.1444
Pending Proje	*	3210 Gentry Drive	Solar	Dupont	n/a	R	Installation of 15.015kW for 39 panels. Grid tied roof mounted solar array. PV system includes	Spier Innovations 512-537-6527
Pending Projects		403 Wallis Drive	Pool	Wooten	n/a	R	12'x30'5" pool with integral spa	TBD
Pending Proje	*	202 Ashworth Drive	ROW- Right of Way	n/a	n/a	n/a	EXCAVATION. NEW SERVICE. POSSIBLE ONE 25FT X 5FT STREET CUT, 5FT C/G, ALL 5FT X	Texas One Gas
Pending Projects		3020 Hatley Drive	ROW- Right of Way	n/a	n/a	n/a		Texas One Gas
Pending Projects		503 Vale	Swimming Pool	Gill	n/a	R	New Swimming Pool	Soco Collaborative, LLC- 512-748 4713
Pending Projects		304 Vale Street	Swimming Pool	Roloson	n/a	R	Pool and decking addition of 2106 SFIC	Roost Custom Homes- Chad Watkins - 512-968-4049
Pending Projects		200 Vale Street	New Residence	Seiders	8842	R	New construction of a two-story home with a new 3 car, attached garage with a new	Holstead Homes- 512-801-8860
Pending Projects		302 Inwood Road	New Residence	300302 Inwood LLC	10389	R	Construction of a new 3-story, 10,389 SF residence with attached garage, several	Schoberg Homes- 512-638-1011
Pending Projects		4905 Timberline Drive	Demolition	Heyl Homes	n/a	R	Demolition of approx 1900 SF existing single family residential	Heyl Homes 903-841-1389
Pending Projects		4905 Timberline Drive	New Residence	Heyl Homes	5292	R	New construction of 5292 SF two-story single family residence including driveway,	Heyl Homes 903-841-1389

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Pending Projects	4905 Timberline Drive	Tree Removal	Heyl Homes	n/a	R	Removal of 14 Live Oaks- 10 protected 12"+ Capped at 7 replacements- all	Heyl Homes 903-841-1389	
Pending Projects	214 Ashworth Drive	Roof addition	Dingley	n/a	R	New roof- Composite to metal. Addition of 45' x 2' (22.2 SF) to connect House to Patio Cover	HD Roofing and Repairs- (737) 268-9959	
Pending Projects	201 Vale Street	New Residential Construction	Nalle	7058	R	Construction of new 7058 SF single family residence w/ pool	Nalle Custom Homes- Paul- 512- 985-6825	New Resi
Pending Projects	2803 Vance	Tree Removal	Demas	n/a	R	Removal of Live Oak and replacement	Ground and Garden 512-762- 0418	
Pending Projects	4 Treemont	Tree Removal	Chen	n/a	R	Removal of 1 25" Red Oak (diseased, not oak wilt) replacement with 2- 3"	How Foundation- David Ussery 210-393-0026	
Pending Projects	3212 Gentry Drive	Gas Permit	Parker	n/a	R		Austin Metro Plumbing(512) 293 2804	
Pending Projects	2608 Rollingwood Drive	Residential Addition	Wiley	888	R	Replace existing old driveway plus adding new circular driveway Adjacent to the left of	ULM, LLC- (512) 769-2387	
Pending Projects	3210 Genrty Drive	Tree Removal	Dupont	n/a	R	Removal of tree to allow sun for solar	Spier Innovations 512-537-6527	
Pending Projects	4 Westgate Circle	Residential New Construction	Delcambre	5120	R	5,120 SF Residential New Construction	EEF Custom Homes- Nico Sfeir- (512) 806-1444	New Resi
Pending Projects	3217 Park Hills Dr	Remodel	Ruff	100	R	Remodel of the upstairs Jack and Jill bathroom. Replace all bath fixtures (sinks, sink faucets,	IDM Builders David Morgan	
Pending Projects	2809 Rock Way	Driveway	Eickenhorst	n/a	R	Replace driveway approach	Ballards Asphalt and Concrete (512) 278-8777	
Pending Projects	3220 Park Hills	ROW- Right of Way	n/a	n/a	R	Austin Energy will install a secondary riser on pole 254571 on private property. ROW	Austin Energy/ Mastec	

Pending Projects	5000 Timberline Drive	New Residential Building	Horne	7964	R	A new two story residence structure with brick veneer on an existing lot where the	Davenport Builders- matt@davenportbuild.com	New Resi
Pending Projects	4809 Timberline Drive	Demolition	Wang & Hamren	n/a	R	Demolition of existion residential home		
Pending Projects	4824 Rollingwood Drive	Pool	Shah		R	Renovation of existing pool, new IPE decking, concrete work, flower beds	MJSL- Cody- cody@mjsldesigngroup.com	
Pending Projects	2501 Bettis Blvd	ROW- Right of Way	n/a	n/a	R		Texas One Gas	
Pending Projects	5009 Timberline Drive	ROW- Right of Way	n/a	n/a	R			
Pending Projects	4905 TIMBERLINE DR	ROW- Right of Way	n/a	n/a	R			
Pending Projects	4808 Timberline Dr.	Cabana	Silk		R	Addition of a cabana	Westbank Pools 832.942.0021	
Pending Projects	6 Pleasant Cove	Pool					Westbank Pools 832.942.0021	
Pending Projects	5000 Timberline Drive	Demolition	Horne	n/a	R	The demolition scope of work is the removal of the existing house structure, related	Duke Garwood 512/328-4881	
Pending Projects	5014 Timberline Drive	Irrigation	n/a	n/a	R	Irrigation Installation	Lupton Irrigation- 512-844-3933	
Pending Projects	3209 Pickwick Lane	Interior Remodel	Brockhoeft	418	R	Interior Remodel of single family residence primary suite + bath, utility room, bathrooms,	Pronto Permit Service- (512) 589 9807	
Pending Projects	4809 Timberline Drive	New Residential Building	Wang & Hamren	8311	R	New Construction of a 3-story 8,311 SF single-family residence with a basement, 3-car garage-		New Resi

Pending Projects	**4809 Timberline Drive**	**Tree Removal**	**Wang & Hamren**	**n/a**	**R**	**Removal of 3 trees for new construction- 13" Juniper, 15" Elm, 13" Elm**	

Situs	Land SqFt	Main Area	First Floor Detail Area	FAR Ratio - Init	New Sq footage	FAR Ratio - Updated	Active or pending?
4809 TIMBERLINE DR	13884.21	3152	1673	23%	8311	60%	Pending Projects
3225 PARK HILLS DR	17518.69	9355	4244	53%	10101	58%	Active Permit
5014 TIMBERLINE DR	17990.28	6434	3996	36%	10145	56%	Active Permit
4815 TIMBERLINE DR	13195.33	6649	3369	50%	7085	54%	Active Permit
3210 GENTRY DR	12148.93	5602	2999	46%	6420	53%	Active Permit
302 WALLIS DR	15456.76	2950	1606	19%	8000	52%	Pending Projects
5000 TIMBERLINE DR	16815.11	1932	1932	11%	7964	47%	Pending Projects
3210 PICKWICK LN	12283.92	4712	3023	38%	5679	46%	Active Permit
304 VALE ST	17465	7182	3465	41%	7936	45%	Active Permit
601 RILEY RD	19356	7218	3939	37%	8543	44%	Active Permit
200 VALE ST	20603.88	2028	2028	10%	8842	43%	Pending Projects
4902 TIMBERLINE DR	16916.89	1535	1535	9%	7244	43%	Active Permit
3020 HATLEY DR	19380.88	5245	3067	27%	8177	42%	Active Permit
3304 PARK HILLS DR	17771.87	2944	1573	17%	7350	41%	Active Permit
3207 PARK HILLS DR	17049.58	5123	3868	30%	6979	41%	Active Permit
205 ASHWORTH DR	14810.4	4381	2280	30%	5843	39%	Active Permit
201 VALE ST	18490.25	2382	1782	13%	7058	38%	Pending Projects
405 ALMARION DR	17598.24	4357	2016	25%	6648	38%	Active Permit
3202 PICKWICK LN	13193.24	4186	2111	32%	4779	36%	Active Permit
4905 TIMBERLINE DR	15762.42	1853	1732	12%	5292	34%	Pending Projects
3220 PARK HILLS DR	23927.24	5459	3534	23%	7993	33%	Active Permit
4918 ROLLINGWOOD DR	18261.91	5907.5	3505	32%	5908		
205 ALMARION WAY	22931.74	6258	4743	27%	7314	32%	Active Permit
2810 ROLLINGWOOD DR	14314.77	4282	2560	30%	4243	30%	Active Permit
2810 PICKWICK LN	30274.2	7242	4217	24%	8787	29%	Active Permit
2801 HUBBARD CIR	16086.71	4855	1589	30%	4619	29%	Active Permit
4 WEST GATE CIR	18145.28	1825	1825	10%	5120	28%	Pending Projects
2405 ROLLINGWOOD DR	17938.15	4376	2968	24%	5032	28%	Active Permit
3208 GENTRY DR	15246	2784	2604	18%	3757	25%	Active Permit
102 RILEY RD	29969.25	5954	3125	20%	6898	23%	Active Permit
406 RILEY RD	20821.68	4388	2368	21%	4456	21%	Active Permit
304 ALMARION DR	31731	5519	2433	17%	6673	21%	Active Permit
2808 PICKWICK LN	27383.03	2811	2811	10%	3542	13%	Active Permit
2906 HATLEY DR	51620.1	4544	1963	9%	5007	10%	Active Permit

103 VALE ST	7601.8	4475	2019	59%
4812 TIMBERLINE DR	13980.83	6931	3314	50%
4813 TIMBERLINE DR	13766.49	6180	3785	45%
4823 TIMBERLINE DR	14608.9	6503	2876	45%
402 RILEY RD	17467.56	7612	4156	44%
4703 TIMBERLINE DR	15574.04	6694	4144	43%
4811 TIMBERLINE DR	14507.59	6099	3597	42%
3212 GENTRY DR	11979	5012	3032	42%
4806 TIMBERLINE DR	13673	5645	2842	41%
4701 TIMBERLINE DR	15877.1	6482	3783	41%
4814 TIMBERLINE DR	14085.72	5707	3709	41%
3217 PICKWICK LN	11979	4776	2135	40%
305 VALE ST	17467	6811	4519	39%
2601 BETTIS BLVD	17511.12	6800	4548	39%
3214 PICKWICK LN	11991	4609	2641	38%
603 RILEY RD	19393	7442	4443	38%
3229 PARK HILLS DR	17914.07	6828	4566	38%
3218 PARK HILLS DR	19391.57	7094	3307	37%
4713 TIMBERLINE DR	15663.04	5723	3813	37%
4830 ROLLINGWOOD DR	15052.97	5329	3404	35%
104 LAURA LN	18390.99	6466	3091	35%
4824 TIMBERLINE DR	15118.33	5287	3254	35%
101 VALE ST	16639	5792.5	3362.5	35%
2808 HATLEY DR	17511	6050	3690	35%
2403 VANCE LN	17511.12	6033.7	3213.9	34%
400 ALMARION DR	17423	5968	2984	34%
4903 SOUTH CREST DR	13895.64	4753	2416	34%
1 BRETT CV	17552.7	5888.2	2440	34%
3209 PICKWICK LN	14741	4913	3072	33%
3211 PICKWICK LN	12719.52	4231	2577	33%
4826 TIMBERLINE DR	15039.86	4986.5	3367	33%
4911 TIMBERLINE DR	15560.87	5153	2712	33%
4907 ROLLINGWOOD DR	19422.78	6363	4039	33%
5002 ROLLINGWOOD DR	17595.98	5762.5	3803.5	33%
2702 ROLLINGWOOD DR	15028.2	4887	2505	33%

2502 BETTIS BLVD	17511	5691	3684	32%
103 WALLIS DR	13186.99	4261	1606	32%
601 RIDGEWOOD RD	15745	5045	3577	32%
4800 TIMBERLINE DR	13604.86	4356	2849	32%
4920 TIMBERLINE DR	16091.65	5134.5	3294.5	32%
3207 GENTRY DR	17249.76	5504	3180	32%
4824 ROLLINGWOOD DR	14225.32	4445	2927	31%
2500 PICKWICK LN	21823.56	6795	3432	31%
404 RILEY RD	17511	5400	2490	31%
3209 PARK HILLS DR	18349.51	5655	4033	31%
401 VALE ST	17495	5360	2519	31%
7 GROVE CT	21504	6580	2774	31%
501 VALE ST	17511	5346	2840	31%
4808 TIMBERLINE DR	13486.3	4109	1750	30%
3300 PARK HILLS DR	17506.38	5330	3352.5	30%
2800 ROCKWAY	15857.15	4812	1944	30%
4 INWOOD CV	17036.32	5158.5	3888.5	30%
2403 GEORGE B HATLEY DR	27791.28	8393	6048	30%
5010 TIMBERLINE DR	14981.3	4382	2673	29%
4716 TIMBERLINE DR	14971.57	4357	2113	29%
2505 BETTIS BLVD	19645.56	5712	3903	29%
3213 GENTRY DR	11979	3476.5	2513.5	29%
303 FARLEY TRL	17424	5043.5	3867.5	29%
107 LAURA LN	17552.37	5051	2787	29%
400 INWOOD RD	17554	5050	2976	29%
4906 TIMBERLINE DR	16088.38	4623	1975	29%
3217 PARK HILLS DR	17540.27	5027	2927	29%
4918 TIMBERLINE DR	15156.37	4340	3064	29%
4704 TIMBERLINE DR	15710.62	4496	2903	29%
409 VALE ST	17511	4962	3266	28%
409 VALE ST	17511	4962	240	28%
3200 PARK HILLS DR	19301.04	5453	4140	28%
3302 PARK HILLS DR	16831.88	4713	3019	28%
3223 PARK HILLS DR	17370.98	4833	1874	28%
4829 TIMBERLINE DR	14980.51	4155	1802	28%

2 TIMBERLINE RDG	15497.29	4277	1935	28%
4914 ROLLINGWOOD DR	15035.64	4146	2211	28%
2403 BETTIS BLVD	17508.54	4824	3794	28%
4906 ROLLINGWOOD DR	15811.89	4350	3222	28%
5011 TIMBERLINE DR	16350.73	4484.5	3124.5	27%
406 WALLIS DR	23496.26	6432	4882	27%
403 FARLEY TRL	17467.56	4754	3402	27%
4702 TIMBERLINE DR	18988.37	5119	3785	27%
3306 PARK HILLS DR	16806.03	4487	1707	27%
4916 ROLLINGWOOD DR	17589.91	4675	3157	27%
2805 HUBBARD CIR	17564.97	4667	2204	27%
2804 ROLLINGWOOD DR	17598.24	4652	2009	26%
406 INWOOD RD	21997.8	5810	3802	26%
400 RILEY RD	17511.12	4610	3702	26%
503 WALLIS DR	17511.12	4603	3061	26%
303 PLEASANT DR	23939.28	6259	2337	26%
212 ASHWORTH DR	16877.12	4407	1611	26%
4831 ROLLINGWOOD DR	15550	4047.5	2419.5	26%
106 KRISTI DR	17761.6	4610.5	1893.5	26%
106 KRISTI DR	17761.6	4610.5	305	26%
100 LAURA LN	18259.98	4718.5	2371.5	26%
4908 ROLLINGWOOD DR	15838.61	4084	2422	26%
4909 ROLLINGWOOD DR	21311.96	5492	3840	26%
S PEAK RD	18682	4741	3534	25%
2402 PICKWICK LN	20037.6	5047	3908	25%
5 INWOOD CV	19972.26	4984	2782	25%
4717 TIMBERLINE DR	15658.61	3890	1739	25%
3206 PARK HILLS DR	19322.23	4780	2026	25%
402 VALE ST	17496	4322	3421	25%
4 CHRIS CV	16606.47	4086	2168	25%
2 S PEAK RD	18488.89	4536	3012	25%
2 S PEAK RD	18488.89	4536	535	25%
210 ASHWORTH DR	16654.84	4066	2490	24%
1002 EWING CIR	18665.22	4508	2580	24%
300 WALLIS DR	16206.88	3898	1685	24%

4 RANDOLPH PL	25418.3	6099	4536	24%
102 LAURA LN	17598.25	4220	2110	24%
303 WALLIS DR	18947.33	4535	3359	24%
104 KRISTI DR	15457.99	3695.5	2390.5	24%
4816 ROLLINGWOOD DR	15511.82	3707.5	1644	24%
2401 HATLEY DR	27791.28	6633	4372	24%
2807 PICKWICK LN	28139.76	6693	4301	24%
102 KRISTI DR	15039.87	3557	2791	24%
4830 TIMBERLINE DR	17937.36	4242	1943	24%
4830 TIMBERLINE DR	17937.36	4242	229	24%
4912 ROLLINGWOOD DR	15756.88	3719	1242	24%
4903 TIMBERLINE DR	15232.78	3580	3580	24%
3215 PARK HILLS DR	28148.12	6567	4325	23%
3219 PICKWICK LN	11979	2775	2775	23%
301 RILEY RD	36938.88	8544	6033	23%
5001 TIMBERLINE DR	17697.17	4078	4078	23%
200 ASHWORTH DR	15116.66	3466	1599.5	23%
1 PLEASANT CV	18422	4208	2440	23%
5008 ROLLINGWOOD DR	15462.85	3531	3531	23%
2516 TIMBERLINE DR	16843.45	3840	2453	23%
2808 ROLLINGWOOD DR	17658.18	4022	2801	23%
2514 TIMBERLINE DR	21795.24	4958	2461	23%
2704 ROLLINGWOOD DR	15028.2	3415	1754	23%
500 RILEY RD	19118.48	4339.5	3064.5	23%
1 GROVE CT	15003	3393	1652	23%
2 MICHELE CIR	16740.62	3780	2291	23%
2402 VANCE LN	17859	4022	2432	23%
905 RIDGEWOOD RD	18033.56	4045	2706	22%
905 RIDGEWOOD RD	18033.56	4045	322	22%
2604 PICKWICK LN	22433.4	5015.5	3417.5	22%
102 WALLIS DR	17675.25	3951.5	2374	22%
303 VALE ST	17598	3933	3125	22%
4828 TIMBERLINE DR	14936	3324	1664	22%
4828 TIMBERLINE DR	14936	3324	130	22%
3204 PICKWICK LN	12893.76	2863	1491	22%

4818 ROLLINGWOOD DR	15516.81	3443	2219	22%
1003 EWING CIR	23976.2	5296	3554	22%
400 VALE ST	17424	3848	2928	22%
909 RIDGEWOOD RD	17177.15	3788	2703	22%
3 PLEASANT CV	17427.99	3826	1783	22%
403 VALE ST	17451.68	3828	3828	22%
2 WEST GATE CIR	18755.2	4095	1726	22%
4901 SOUTH CREST DR	20560.32	4486	2666	22%
104 WALLIS DR	15893.23	3467	1802	22%
502 RILEY RD	18661.1	4061	2780	22%
2600 HATLEY DR	37418.04	8097	6459	22%
109 LAURA LN	17392.77	3763.5	1434	22%
2801 VANCE LN	17547.51	3791.5	1497.5	22%
5002 TIMBERLINE DR	17976.57	3878	2990	22%
2409 VANCE LN	19410	4187	1826	22%
200 WALLIS DR	15881.27	3421	2041	22%
2407 VANCE LN	24457.63	5265	2617	22%
3303 PARK HILLS DR	16996	3658	1982	22%
3209 GENTRY DR	17184.42	3690	1410	21%
304 INWOOD RD	28052.64	5987	4337	21%
2806 HATLEY DR	26179.56	5587	3855	21%
2405 VANCE LN	17513	3730	3730	21%
5012 ROLLINGWOOD DR	18558.31	3943.5	2493.5	21%
5012 ROLLINGWOOD DR	18558.31	3943.5	1450	21%
3307 PARK HILLS DR	16990.32	3599	1829	21%
404 ALMARION DR	17467.56	3665	2959	21%
3211 GENTRY DR	12037.06	2522	2522	21%
907 RIDGEWOOD RD	19126.03	4004	3354	21%
3215 PICKWICK LN	13334.08	2786	1460	21%
3221 PARK HILLS DR	17320.06	3610	2156	21%
213 ASHWORTH DR	24874.61	5177	3625	21%
3227 PARK HILLS DR	17196.16	3574	1772	21%
2904 HATLEY DR	23479.5	4877	3071	21%
3011 HATLEY DR	16948.52	3513	1662	21%
303 INWOOD RD	19471.32	4029.8	726.7	21%

2 PLEASANT CV	17055.26	3529	1637	21%
2404 VANCE LN	17747.25	3666	2676	21%
4900 ROLLINGWOOD DR	19908.48	4110	1833	21%
3018 HATLEY DR	17861.84	3652	2106.5	20%
2903 HATLEY DR	15724.62	3205	1622	20%
1 WEST GATE CIR	15183.61	3088	3088	20%
100 KRISTI DR	14102.98	2859	1475	20%
3302 GENTRY DR	17878	3618	2154	20%
11 INWOOD CIR	25722.18	5178.5	2936	20%
4 TIMBERLINE RDG	13351.24	2678	1814	20%
403 RILEY RD	17467.56	3493	2895	20%
308 NIXON DR	18778.78	3747	2459.5	20%
4904 TIMBERLINE DR	15387.04	3070	2890	20%
5012 TIMBERLINE DR	13492.7	2692	2692	20%
5 GROVE CT	15001	2976	1483	20%
3 ROCKWAY CV	16768.34	3316	1290	20%
405 FARLEY TRL	17511.12	3462	2374	20%
4915 TIMBERLINE DR	16743.87	3308	1300	20%
200 ALMARION WAY	27387.35	5404	2441	20%
4714 TIMBERLINE DR	15062.18	2971	1849	20%
105 LAURA LN	21927.03	4272	2158	19%
3205 GENTRY DR	24698.52	4803	2829	19%
3205 GENTRY DR	24698.52	4803	920	19%
4831 TIMBERLINE DR	16185.26	3136	1728	19%
2802 VANCE LN	20433.57	3954	3382	19%
401 ALMARION DR	17452.75	3375	2295	19%
2601 PICKWICK LN	20255.4	3916	2974	19%
4708 TIMBERLINE DR	16360.75	3146	2228	19%
403 WALLIS DR	21907.74	4212	2894	19%
4709 TIMBERLINE DR	14932.74	2865	2549	19%
2608 ROLLINGWOOD DR	17348.77	3300	2843	19%
1 RANDOLPH PL	16437.99	3103	3103	19%
9 INWOOD CIR	21882.77	4128	2520	19%
312 PLEASANT DR	20465.09	3854	3409	19%
113 LAURA LN	17144.1	3228	1546	19%

2 RANDOLPH PL	13452.44	2528	1730	19%
2803 HUBBARD CIR	17525.88	3292	1331	19%
2606 PICKWICK LN	24263	4514	3521	19%
3012 HATLEY DR	18209.14	3387	1643	19%
3219 PARK HILLS DR	17811.78	3304	2176	19%
2602 PICKWICK LN	18643	3447	3447	18%
307 INWOOD RD	22788.36	4202	2081	18%
2401 PICKWICK LN	17511.12	3225	2444	18%
3309 PARK HILLS DR	16388.77	3018	1858	18%
2700 ROLLINGWOOD DR	16657.32	3066	2332	18%
408 WALLIS DR	16984.04	3125.5	2185.5	18%
203 WALLIS DR	18597.49	3419	2391	18%
3212 PARK HILLS DR	17309.87	3182	2284	18%
4919 TIMBERLINE DR	19739.73	3628	2273	18%
207 ASHWORTH DR	14491.59	2651	1819	18%
403 ALMARION DR	17336.88	3163	2353	18%
4816 TIMBERLINE DR	14766.28	2687	2417	18%
310 PLEASANT DR	22396.13	4068	2592	18%
2805 ROCKWAY	17797.52	3221	2191	18%
2 INWOOD CV	25452.1	4587	2995	18%
2610 ROLLINGWOOD DR	15424.22	2766.5	2766.5	18%
1001 EWING CIR	20774.89	3721.5	2440.5	18%
2800 VANCE LN	17198.34	3080	1568	18%
2 BRETT CV	17903.8	3206	2541	18%
3010 HATLEY DR	20824.6	3723	2411	18%
3104 GENTRY DR	15228.25	2715	2715	18%
2803 HATLEY DR	13105.87	2336	962	18%
400 NIXON DR	22412.85	3990	2502	18%
4803 TIMBERLINE DR	15258.61	2700	2144	18%
8 INWOOD CIR	20703.88	3661	2793	18%
310 NIXON DR	16320.75	2882	2216	18%
309 PLEASANT DR	19353.12	3414	1761	18%
4913 ROLLINGWOOD DR	21554.41	3801	2266	18%
2406 ROLLINGWOOD DR	16111.72	2841	1895	18%
6 S PEAK RD	14761.35	2584	2584	18%

4 ROCKWAY CV	28278.96	4946	3219	17%
3206 PICKWICK LN	14984.64	2619	1903	17%
115 LAURA LN	18199.87	3169	1822	17%
314 PLEASANT DR	17504.51	3047.5	1948.5	17%
3 CHRIS CV	23917.1	4148	2778	17%
202 ASHWORTH DR	19996.21	3466	1965	17%
4910 ROLLINGWOOD DR	15833.09	2744	2744	17%
405 VALE ST	17500	3021	1821	17%
2602 ROLLINGWOOD DR	16377.52	2819	2819	17%
5100 ROLLINGWOOD DR	15000	2581	2581	17%
209 ASHWORTH DR	29577.24	5082	2522.5	17%
402 ALMARION DR	17511.12	3004	2260	17%
2401 VANCE LN	23798.45	4079	1816	17%
400 WALLIS DR	24180	4140	3450	17%
3305 PARK HILLS DR	17066.82	2917	2158	17%
3017 HATLEY DR	17922.77	3046	2461	17%
3009 HATLEY DR	19728.45	3343	1657	17%
4801 TIMBERLINE DR	15233.02	2579	1679	17%
5006 TIMBERLINE DR	15451.36	2613	2613	17%
3207 PICKWICK LN	18688.56	3160	2774	17%
305 NIXON DR	14268	2412	1140	17%
206 ASHWORTH DR	14990.42	2534	2534	17%
404 WALLIS DR	17147.18	2871	1476	17%
406 VALE ST	17424	2911	2911	17%
304 PLEASANT DR	24858.01	4144	3339	17%
3205 PICKWICK LN	15148.93	2525	1887	17%
301 NIXON DR	27354	4534	2105	17%
302 PLEASANT DR	17966.89	2976	1675	17%
306 INWOOD RD	17467.56	2892	2166	17%
911 RIDGEWOOD RD	21846.22	3586	2274	16%
4711 TIMBERLINE DR	14458.33	2366	1228	16%
300 INWOOD RD	25482.6	4155	2880	16%
300 INWOOD RD	25482.6	4155	546	16%
5003 TIMBERLINE DR	31341.42	5108	3064	16%
303 NIXON DR	20735	3369	1802	16%

4706 TIMBERLINE DR	15071.35	2448	1458	16%
5 ROCKWAY CV	19664.72	3193.5	3193.5	16%
302 RILEY RD	17515.63	2843	2843	16%
6 RANDOLPH PL	18755.39	3043	1779	16%
7 ROCKWAY CV	20287.51	3288	1871	16%
2803 VANCE LN	17498.01	2833	2833	16%
4821 TIMBERLINE DR	14509.4	2349	2349	16%
2408 ROLLINGWOOD DR	16921.76	2721	1622	16%
4 PLEASANT CV	19090	3056	1596	16%
103 LAURA LN	16612.09	2658	1591	16%
3 INWOOD CV	33699.23	5389	3090	16%
3222 PARK HILLS DR	26369.63	4200	2884	16%
2807 ROCKWAY	19061.97	3033	3033	16%
3304 GENTRY DR	15931.79	2528	2528	16%
204 ASHWORTH DR	19692.89	3120	2080	16%
2403 ROLLINGWOOD DR	17430.85	2751	2751	16%
4909 TIMBERLINE DR	15604	2462	1741	16%
5007 TIMBERLINE DR	16567.34	2612	2420	16%
405 INWOOD RD	39312.9	6195	4647	16%
503 RILEY RD	23043.24	3627	2371	16%
301 ALMARION DR	17554	2743	1968	16%
2503 TIMBERLINE DR	19110.12	2983	2322	16%
3308 GENTRY DR	24480.72	3818	2520	16%
4810 TIMBERLINE DR	14016.02	2184	2184	16%
4 JEFFERY CV	16585.89	2581	2261	16%
2703 HATLEY DR	17585.68	2736	936	16%
402 WALLIS DR	23198.86	3600	3600	16%
3214 PARK HILLS DR	18989.52	2946	1584	16%
903 RIDGEWOOD RD	16466.73	2514	1758	15%
3210 PARK HILLS DR	21342	3255	2555	15%
2506 TIMBERLINE DR	15551.97	2366	2366	15%
3203 PICKWICK LN	25274.44	3829	2814	15%
5013 TIMBERLINE DR	20287.65	3072	3072	15%
501 RIDGEWOOD RD	12066	1824	1824	15%
3306 GENTRY DR	12937.32	1945	1945	15%

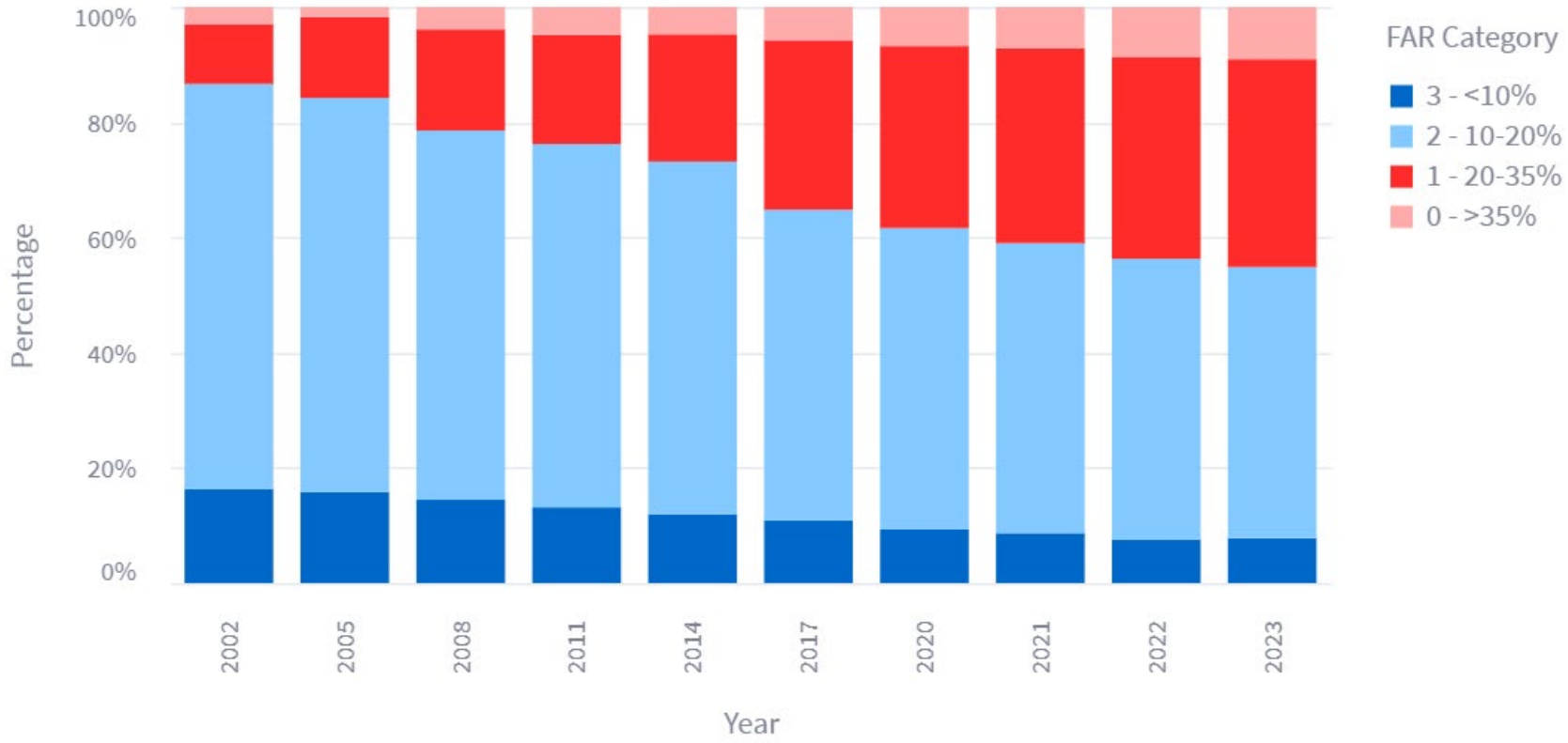
201 ALMARION WAY	21855.25	3281.5	2974.5	15%
3203 PARK HILLS DR	23893.77	3586.5	1902	15%
4907 SOUTH CREST DR	34586.64	5189	2947	15%
5006 ROLLINGWOOD DR	15484.22	2322	2322	15%
4715 TIMBERLINE DR	16468.35	2466	1716	15%
3214 GENTRY DR	12066.12	1799	1799	15%
3102 GENTRY DR	15147.18	2254	1834	15%
2501 TIMBERLINE DR	19547.39	2906	1735	15%
6 ROCKWAY CV	27590.74	4093	2348	15%
4905 SOUTH CREST DR	15581	2306	1896	15%
401 WALLIS DR	21801.52	3223	2806	15%
6 INWOOD CIR	27520.43	4053	3108	15%
2905 HATLEY DR	22831.74	3358	1903	15%
3 RANDOLPH PL	16268.08	2391	2391	15%
106 LAURA LN	17818.87	2618	1532	15%
404 INWOOD RD	17830.15	2619	1289	15%
3202 GENTRY DR	26399.95	3877	2058	15%
301 INWOOD RD	24047.56	3529	1657	15%
3 JEFFERY CV	25015.98	3666	2457	15%
2701 HATLEY DR	17424	2536	1948	15%
5004 ROLLINGWOOD DR	16566.92	2411	1688	15%
3019 HATLEY DR	16897.09	2459	1751	15%
4705 TIMBERLINE DR	14639.39	2124	2124	15%
2502 TIMBERLINE DR	23482.69	3400	2652	14%
100 RILEY RD	36374.63	5262	3378	14%
4900 TIMBERLINE DR	20137.23	2895	2895	14%
4819 TIMBERLINE DR	14688.03	2110	2110	14%
4905 ROLLINGWOOD DR	21096.24	3020	2052	14%
3301 PARK HILLS DR	16852.92	2410	2410	14%
301 WALLIS DR	19151.23	2737	2737	14%
312 NIXON DR	16490.7	2332	1732	14%
307 NIXON DR	18755	2630	768	14%
4802 TIMBERLINE DR	15339.49	2148	1828	14%
2600 ROLLINGWOOD DR	15812.28	2213	2213	14%
3100 GENTRY DR	17260.83	2402	2402	14%

2807 HATLEY DR	17522.5	2422	2422	14%
111 LAURA LN	17228.49	2379	1771.5	14%
2800 HATLEY DR	21997.8	3033	2038	14%
9 GROVE CT	24219	3312	2424	14%
2802 ROCKWAY	17457.61	2387	2387	14%
4 S PEAK RD	14989.64	2043	2043	14%
4807 TIMBERLINE DR	13611.22	1849	1849	14%
4829 ROLLINGWOOD DR	13429.94	1824	1824	14%
407 ALMARION DR	20037.6	2713	2505	14%
305 PLEASANT DR	18385.6	2489	1282	14%
S PEAK RD	37304	5034	4796.5	13%
3 TIMBERLINE RDG	16908.45	2280	1620	13%
4820 ROLLINGWOOD DR	15122.11	2031	1515	13%
4817 TIMBERLINE DR	13814.17	1851	1851	13%
2612 ROLLINGWOOD DR	15839.52	2120	2120	13%
4914 TIMBERLINE DR	32757.12	4352.5	2632.5	13%
305 ALMARION DR	26266.68	3474	2783	13%
108 LAURA LN	17917.12	2364	1128	13%
2805 HATLEY DR	27659.44	3634	2572	13%
1 JEFFERY CV	17290.21	2267	2267	13%
308 PLEASANT DR	24525.65	3213	1575	13%
2604 ROLLINGWOOD DR	18266.99	2382	1390	13%
3205 PARK HILLS DR	18570.65	2404	1863	13%
105 RILEY RD	65340	8404	5941	13%
3013 HATLEY DR	16813.37	2160	1152	13%
307 PLEASANT DR	17625.27	2250	1062	13%
2703 STRATFORD DR	20664.86	2630	2553	13%
2606 ROLLINGWOOD DR	17787.39	2241	2241	13%
4822 ROLLINGWOOD DR	15015.41	1890	945	13%
5 RANDOLPH PL	19459.26	2433	2433	13%
406 ALMARION DR	18033.84	2244	2244	12%
4712 TIMBERLINE DR	18031.45	2242	1593	12%
311 NIXON DR	21560	2664	1779	12%
300 PLEASANT DR	19324.13	2383	1191.5	12%
2800 HUBBARD CIR	21649.32	2666	899	12%

4814 ROLLINGWOOD DR	16788.9	2065	2065	12%
404 FARLEY TRL	17467.56	2137	2137	12%
2806 ROLLINGWOOD DR	17424	2130	1378	12%
4910 TIMBERLINE DR	24564.66	3000	1871	12%
2802 HATLEY DR	24393	2973	2310	12%
2801 ROLLINGWOOD DR	49039.85	5925	3148	12%
4902 ROLLINGWOOD DR	15739.52	1901	1901	12%
2402 BETTIS BLVD	17467.56	2101	2101	12%
2809 ROCKWAY	18384.02	2202	2202	12%
4904 ROLLINGWOOD DR	15939.84	1906.5	1906.5	12%
2 CHRIS CV	21354.88	2554	1958	12%
100 WALLIS DR	18047.5	2157	2157	12%
2801 HATLEY DR	21196.98	2526	2526	12%
5 PLEASANT CV	45062.27	5366	2445	12%
404 VALE ST	17467.56	2069	1819	12%
404 VALE ST	17467.56	2069	250	12%
3226 PARK HILLS DR	19062.5	2251	1090	12%
4804 TIMBERLINE DR	14206.77	1670	1000	12%
406 FARLEY TRL	17511.12	2050	1542	12%
406 FARLEY TRL	17511.12	2050	48	12%
5010 ROLLINGWOOD DR	15462.72	1807	1807	12%
3216 PARK HILLS DR	18601.98	2128	2128	11%
2804 ROCKWAY	18024.72	2058	2058	11%
305 INWOOD RD	19209.29	2188	1144	11%
2603 ROLLINGWOOD DR	23086.8	2618	2618	11%
4805 TIMBERLINE DR	15812.28	1793	1793	11%
4710 TIMBERLINE DR	32683.07	3679	2454	11%
117 LAURA LN	36837.83	4060	1500	11%
3216 PICKWICK LN	20371.88	2243	1723	11%
5 JEFFERY CV	20008.14	2199	2199	11%
3016 HATLEY DR	36379.97	3998	1613	11%
305 RILEY RD	15376.68	1679	1679	11%
2 JEFFERY CV	25127.06	2732	2015	11%
5008 TIMBERLINE DR	15414.41	1671	1671	11%
4911 ROLLINGWOOD DR	21666.03	2326	2238	11%

4901 TIMBERLINE DR	21340.71	2281	2281	11%
5009 TIMBERLINE DR	16594.53	1767	1767	11%
3 WEST GATE CIR	22666	2402	2402	11%
201 ASHWORTH DR	36388.35	3834	1830	11%
3224 PARK HILLS DR	30352.3	3168	1555	10%
6 PLEASANT CV	47916	4986	2903	10%
302 ALMARION DR	38637.72	4015	3178	10%
4913 TIMBERLINE DR	15580.88	1617	1617	10%
214 ASHWORTH DR	18097.9	1868	1868	10%
3211 PARK HILLS DR	19823.7	2045	2045	10%
5000 ROLLINGWOOD DR	20252.06	2086	2086	10%
2508 TIMBERLINE DR	20476.75	2104	2104	10%
2803 ROLLINGWOOD DR	19427.76	1986	1986	10%
300 VALE ST	21233.77	2160	1680	10%
98 WALLIS DR	26663.47	2696	1016	10%
2601 ROLLINGWOOD DR	21736.44	2185	983	10%
4828 ROLLINGWOOD DR	16319.24	1613	1613	10%
2805 ROLLINGWOOD DR	17728.92	1750	1750	10%
309 NIXON DR	22936	2241	1243	10%
301 VALE ST	17511	1673	1673	10%
3208 PICKWICK LN	15817.73	1478	1478	9%
3 MICHELE CIR	17969.22	1662	1291	9%
4917 TIMBERLINE DR	18921.73	1740	1740	9%
2504 TIMBERLINE DR	22245.36	2034	1080	9%
2500 HATLEY DR	65819.16	5712	3604	9%
4 INWOOD CIR	27497.23	2372	1612	9%
203 ALMARION WAY	20665	1782	1782	9%
2501 BETTIS BLVD	25264.8	2149	2149	9%
2 ROCKWAY CV	41496.98	3483	1619	8%
3213 PARK HILLS DR	28823.65	2375	2375	8%
5014 ROLLINGWOOD DR	21014.16	1723	1723	8%
303 ALMARION DR	22842	1835	1835	8%
3310 GENTRY DR	36067	2870	2870	8%
7 INWOOD CIR	42097.33	3340	2091	8%
306 PLEASANT DR	42255.58	3234	1892	8%

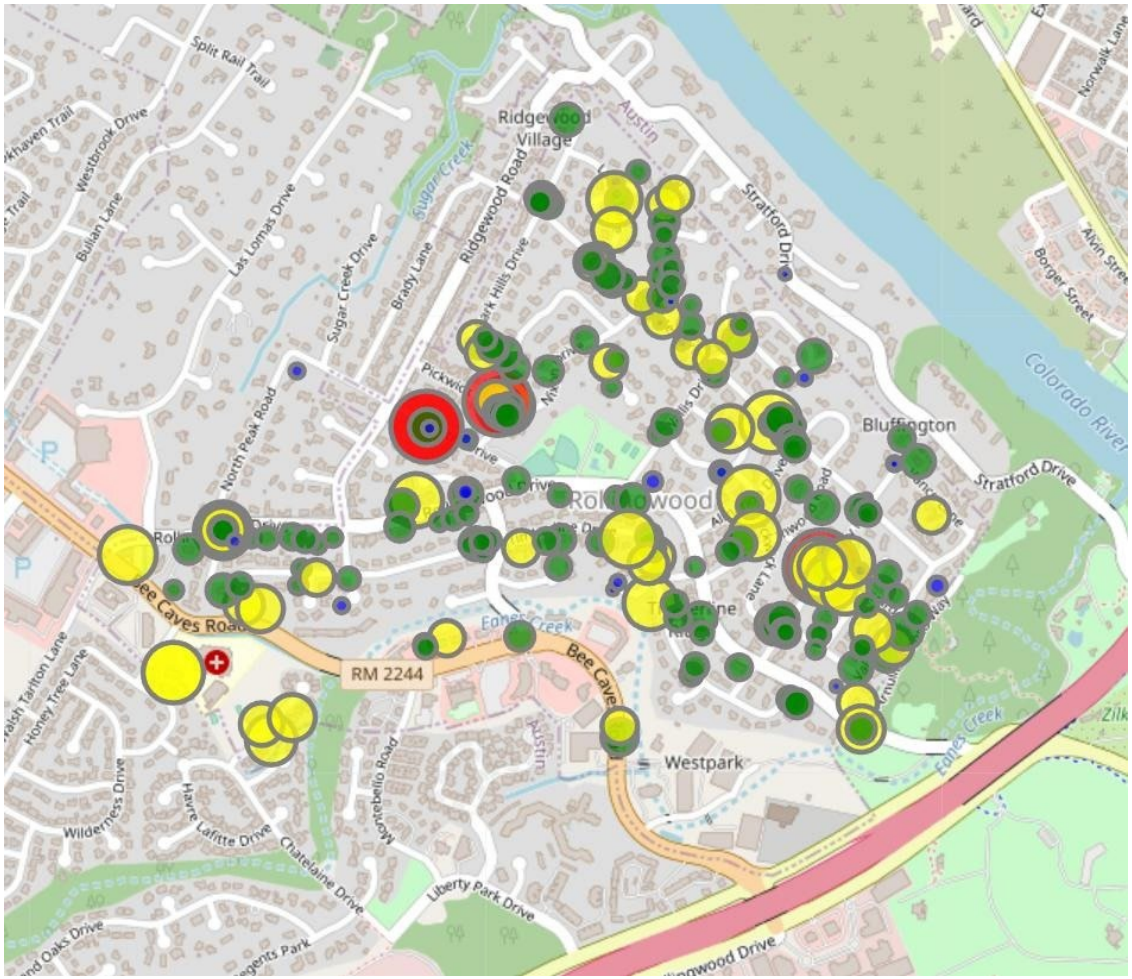
2400 ROLLINGWOOD DR	32736.37	2403	2403	7%
21 N PEAK RD	35462	2599	1497	7%
3 BRETT CV	52117.07	3808	2421	7%
3 INWOOD CIR	27099.26	1959	1350	7%
4908 TIMBERLINE DR	22901.8	1648.5	1648.5	7%
2406 VANCE LN	17997.3	1254	1254	7%
2501 HATLEY DR	29315.88	2022	1398	7%
2910 HATLEY DR	52497.9	3534	1767	7%
500 VALE ST	37940.76	2445.5	2445.5	6%
8 GROVE CT	71238.03	4277	2372	6%
2404 ROLLINGWOOD DR	54057.25	3190	1595	6%
203 ASHWORTH DR	48477.17	2760	1380	6%
5 INWOOD CIR	46819.25	2560	1280	5%
4916 TIMBERLINE DR	43842.01	2278	1550	5%
2402 ROLLINGWOOD DR	40073.61	2060	1244	5%
2408 VANCE LN	35719.2	1628	1188	5%
4815 ROLLINGWOOD DR	135340.92	2501	2500	2%
3107 GENTRY DR	389165.04	1552	1232	0%


100%
80%
60%
40%
20%
0%
Percentage
2002
2005
2008
2011
2014
2017
2020
2021
2022
2023
Year
FAR Category
3 - <10%
2 - 10-20%
1 - 20-35%
0 - >35%

he FAR as a radius on a map, using the following color scheme:

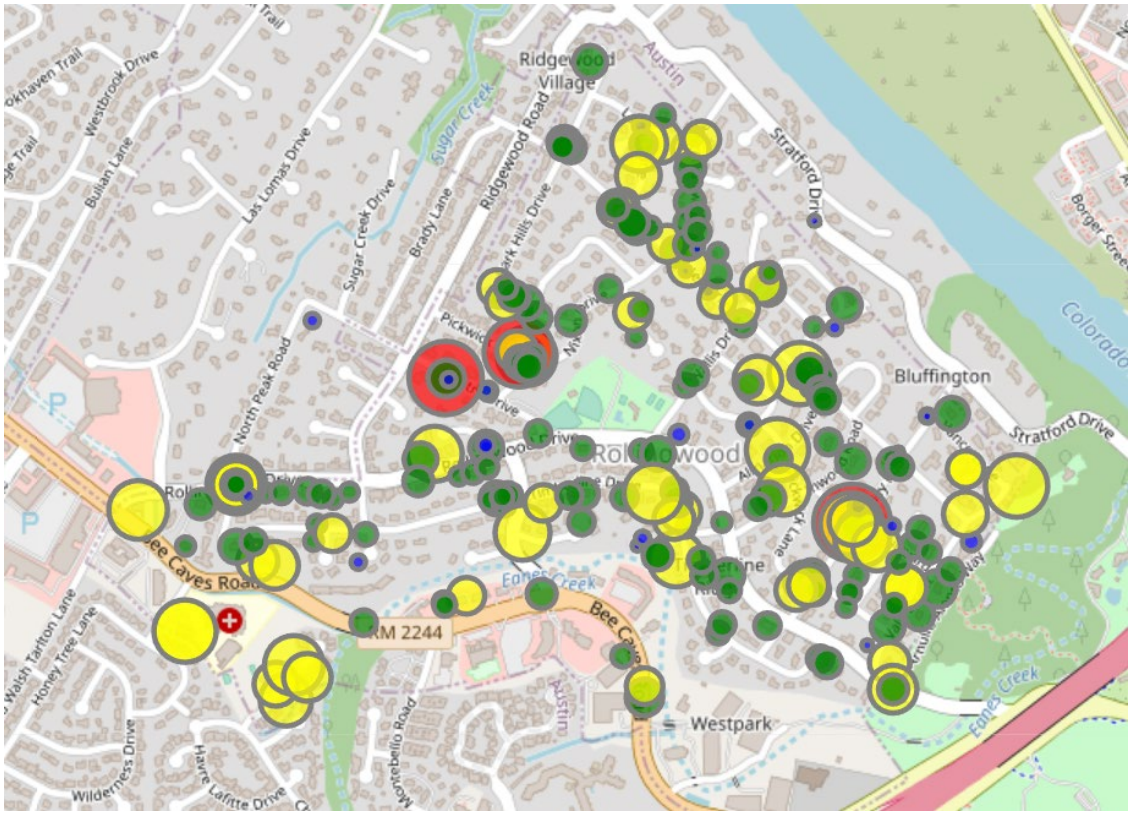
<10% FAR - Blue
10-20% FAR - Green
20-35% FAR - Yellow
35% FAR - Red

Here's 2002:



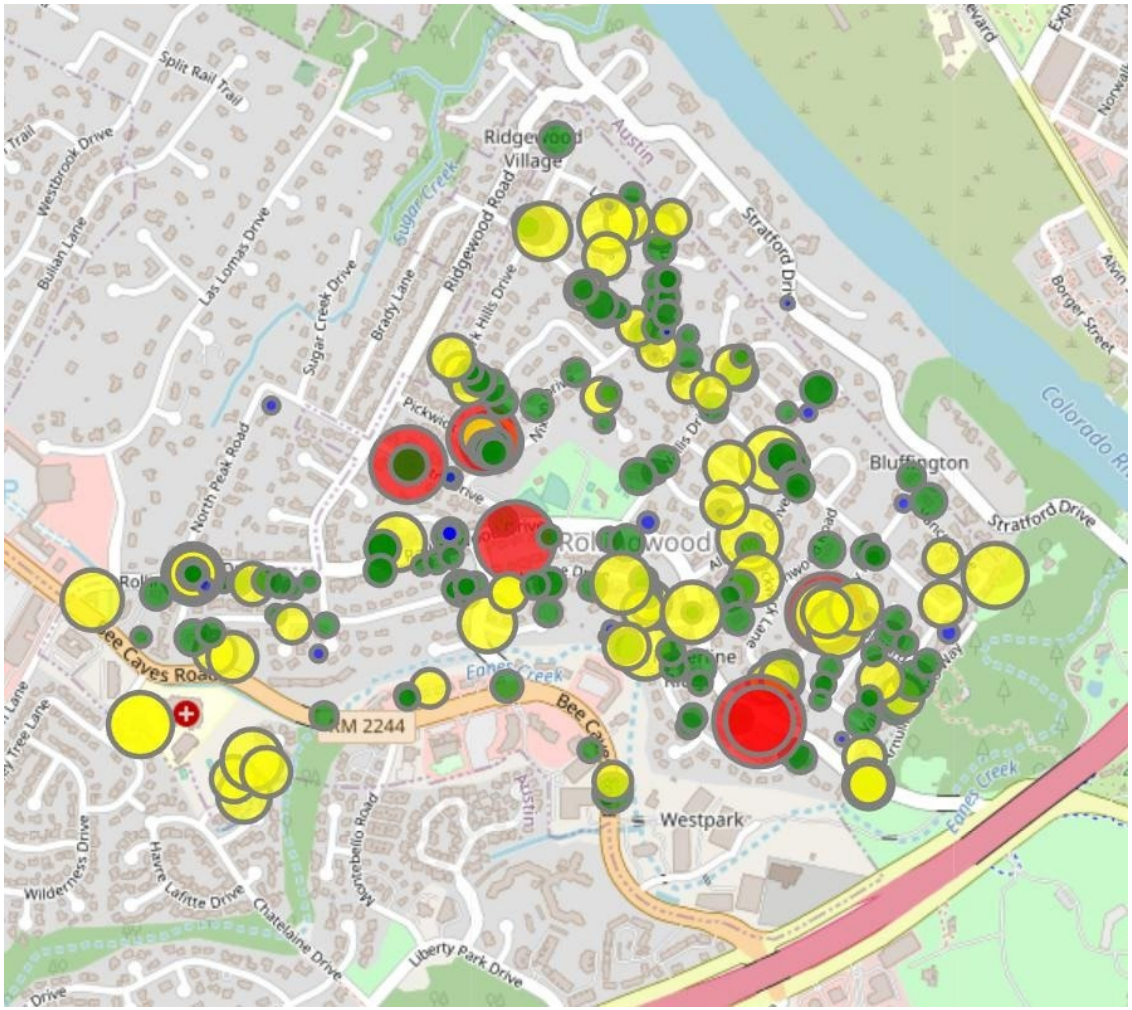
014:

<10% FAR - Blue
10-20% FAR - Green
20-35% FAR - Yellow
35% FAR - Red



023:

<10% FAR - Blue
10-20% FAR - Green
20-35% FAR - Yellow
35% FAR - Red



RW CRCRC - Height Measurements in Other Cities

From American Planning Association:

Basic Assumptions that apply to RW, *"Height regulations have these principal purposes"*:

- ***Protection of view***
- ***Protection of the character of the neighborhood***
- ***Protection of light and air***

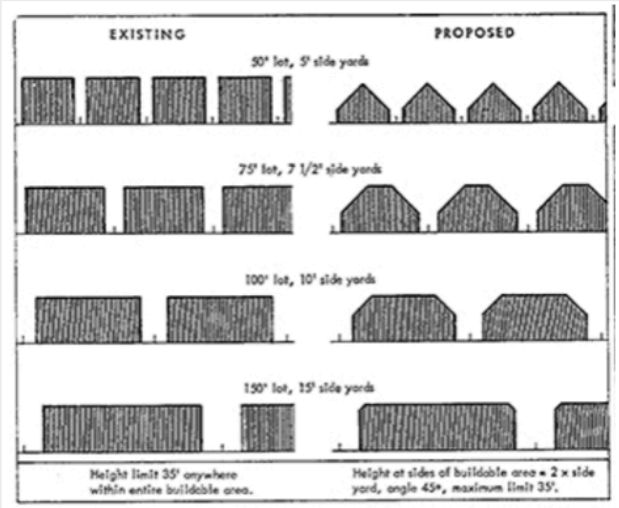
Biggest concern is *"side yards"* and *"adjacent lots"*

- **recommend** *"height here should be kept low"*

"To vary the pattern, height at edges of buildable areas, light plane, or maximum height over any portion of the lot could be changed. As an added refinement, length of building might be considered in setting side-yard requirements."

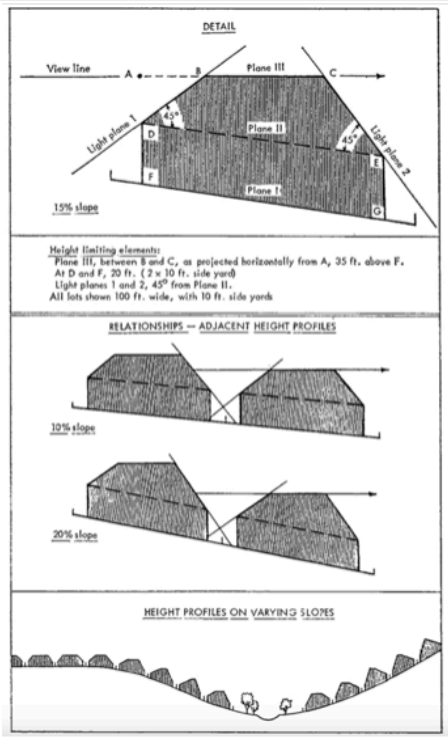
- Could potentially limit eave height of side yards, and/or the length that an elevation may extend at the maximum allowable height
- Want to encourage variety (projections/insets/material changes) along the side elevation so that you are not staring at a large flat wall, especially if it is light colored and highly reflective.

For Flat Lots:



FRONT OR REAR HEIGHT ENVELOPE PROFILE – LEVEL INTERIOR LOTS

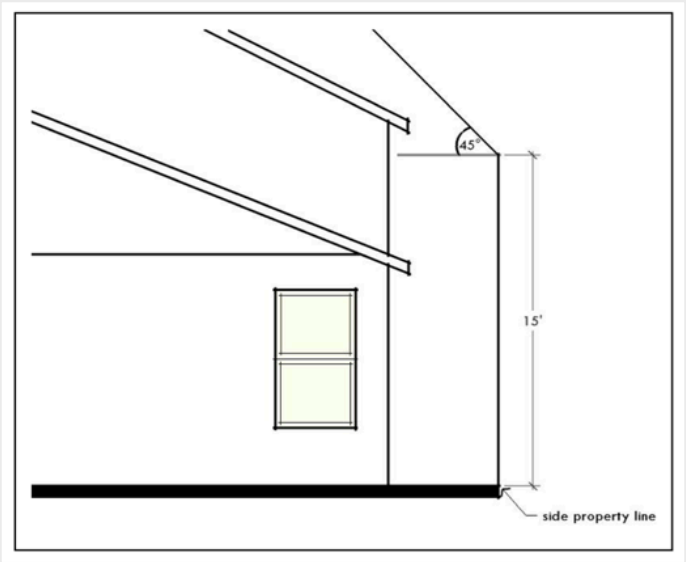
For Sloping Lots:



AUSTIN, TX

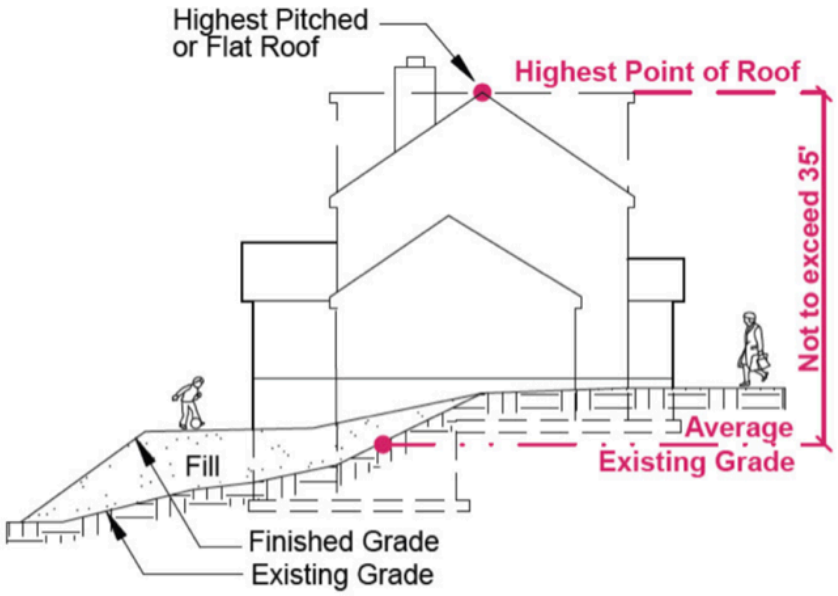
- Building Height:
  - 32 feet for development located outside the 100-year floodplain; and
  - 35 feet for development located in the 100-year floodplain.
- Height shall be the lower of natural grade or finished grade, and measured vertically from the average of the highest and lowest grades adjacent to the building:
  - for a flat roof, the highest point of the coping
  - for a mansard roof, the deck line
  - for a pitched or hip roof, the gabled roof or dormer with the highest average height; or
  - for other roof styles, the highest point of the building.
- For a stepped or terraced building, the height of each segment is determined individually.

- Side Setback Plane - uses a tent in two different ways depending on flat or sloped lot.

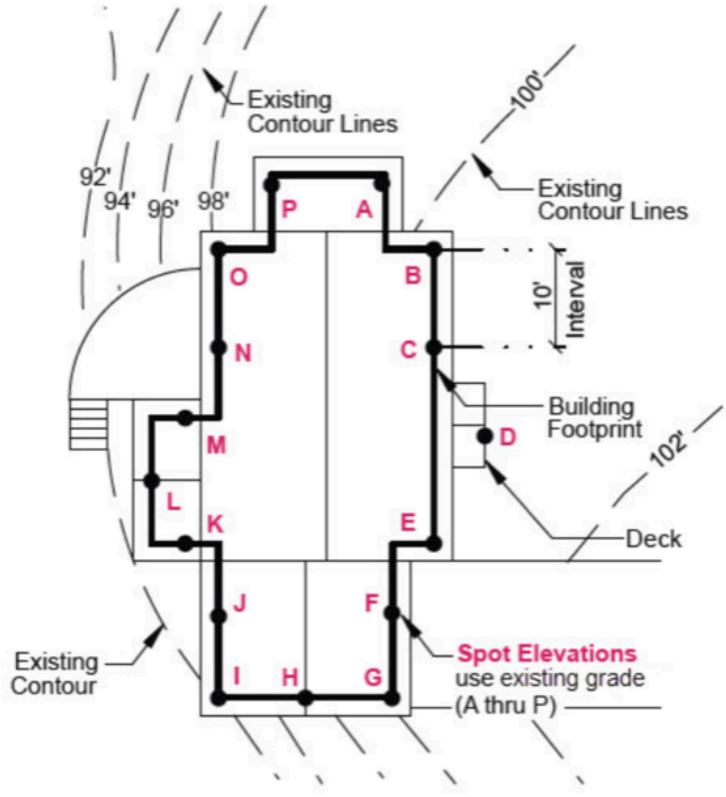


BELLEVUE, WA

- Uses average existing grade as reference datum, determined by taking point elevations every 10ft
- Building height max is 35ft.
- *Allowing a flat roof to go to 35ft. has too many impacts which could be mitigated by eave height restrictions*
- *Flat roofs that represent a very small percentage of the overall, as in a tower, may reach max height*



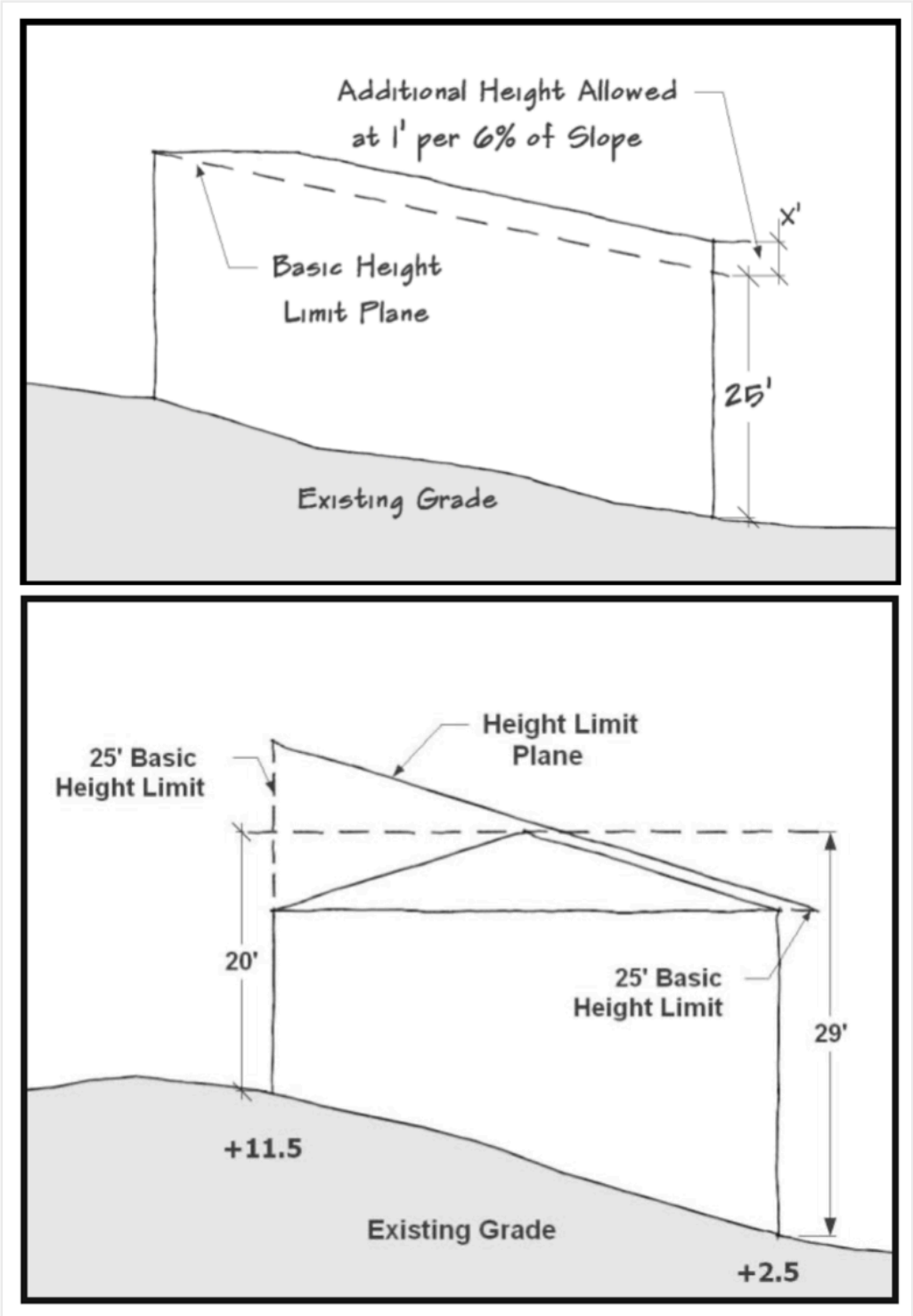
Measuring Building Height
(figure 1)



Determining Average Existing Grade

TACOMA, WA

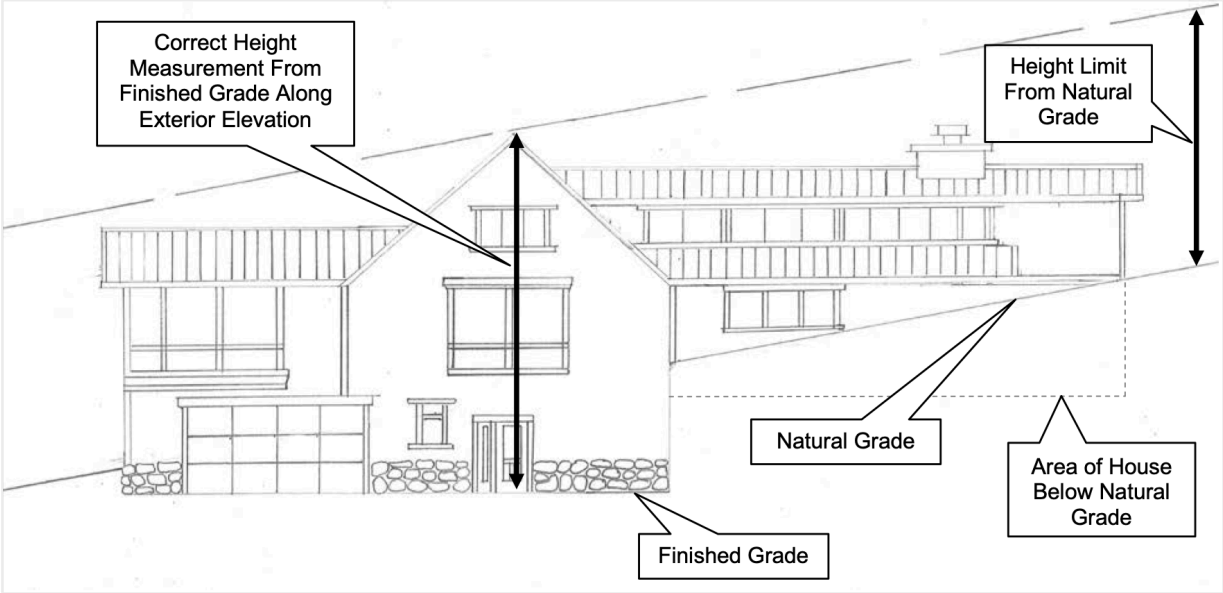
- **The height limit within the VSD is the vertical distance between existing grade and a plane essentially parallel to the existing grade.**



- **One foot of additional height is allowed on the lower corners of a building for every six percent of slope on sites located within the VSD.**

MARIN COUNTY, CA

- **Due to the greatly varying topography of Marin County, height measurements are based on grade.**
- **"Grade" is defined as the ground elevation used as the basis for measurement of allowed structure height where grade is the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.**



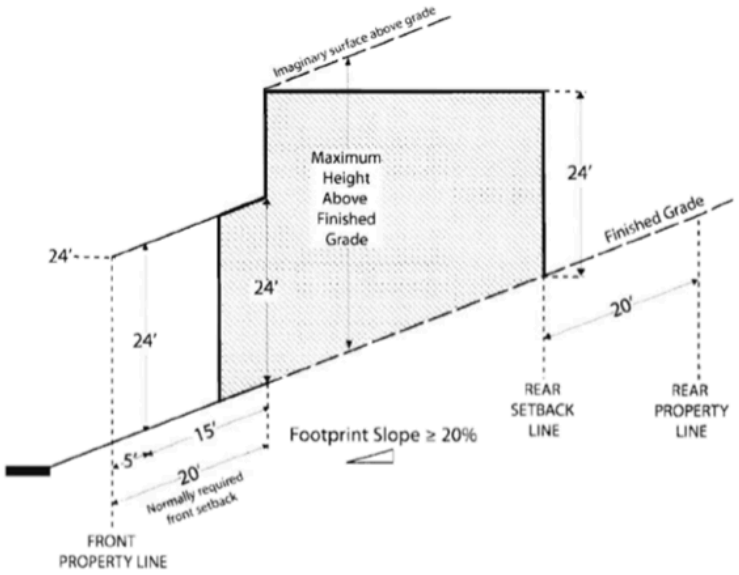
SAN LUIS OBISPO, CA

- Adds one foot of setback to every foot of additional height you want to add above 35ft., with a maximum of 45ft.
- Height is the vertical distance from the highest point of the structure to the average of the highest and lowest points where the vertical plane of the exterior wall would touch natural grade level of the site, except that finished grade instead of natural grade shall be the basis for height measurement when…(1a.) a site is graded or filled to conform the elevation of the building site with that of adjoining developed sites.
- *Opportunity to allow RW residents with lower than average lot level to raise their level to match their neighbors and reset their Reference Datum.*
- On Downhill lots that slope 14% from centerline of the street to the rear face of the proposed building, SLO allows up to 5ft. of additional height.

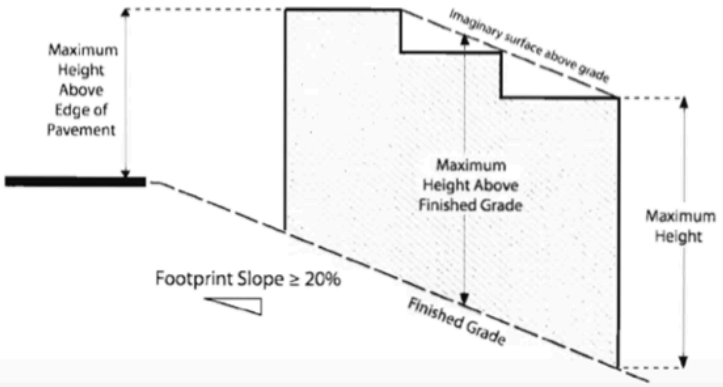
OAKLAND, CA

Regulation	Downslope Lot Height Regulations With a Footprint Slope of:			Upslope Lot Height Regulations With a Footprint Slope of:	Additional Regulations
	>20% and <40%	>40% and <60%	>60%	>20%	
Maximum Height for Detached Accessory Structures	15 ft.	15 ft.	15 ft.	15 ft.	1
Maximum Wall Height Primary Building	32 ft.	34 ft.	36 ft.	32 ft.	1, 2
Maximum Wall Height Primary Building with a CUP	36 ft.	38 ft.	40 ft.	35 ft.	1
Maximum Pitched Roof Height Primary Building	36 ft.	38 ft.	40 ft.	35 ft.	1, 2
Maximum Height Above Edge of Pavement	18 ft.	18 ft.	18 ft.	N/A	1
Maximum Height Above the Ground Elevation at the Rear Setback Line	N/A	N/A	N/A	24 ft.	1
Maximum Height from Finished or Existing Grade (whichever is lower) Within 20' of the Front Property Line	N/A	N/A	N/A	24 ft.	1, 3

Upslope



Downslope



RW CRCRC HEIGHT STUDY

CONTEXT

- Still a very high percentage of 1-story and 1-1/2 story homes in RW
- high percentage of new custom homes that are 1-story, or with a 1/2 story attic and/or basement garage/carport
- new custom homes that are 2-story often do not build to the maximum allowable height, or fully encompass 1st floor
- fully 2-story, and the introduction of 3- and 4-story is relatively new and an increasing trend, but not the “norm”

ACTIVE AND PENDING PERMITS

- 4 of 9 (44%)Pending permits are for homes that exceed 35ft. for a significant portion of the overall, but 2 are “in review”.
- 19 of 30 (63%) Active Permits are for homes that exceed 35ft. for a portion of the overall building
- I cannot collect data on the heights of all the older homes in RW from observing from the street or going to the vault to look at old plans. From walking the neighborhood, my best guess:
  - In the last 10 years I can account for 2 that are 3-4 stories for a significant percentage of the overall, and
  - about 9 that appear between 35′-45′ for some portion.

Sec. 107-71. - Maximum permissible height

No portion of any building or structure (except a chimney, attic vent, lightning rod, or any equipment required by the city building code) may exceed 35 feet in height. Except as may be required by applicable codes, no chimney, attic vent, lightning rod or required equipment may extend more than three feet above the highest point of the following: the coping of a flat roof, the deck line of a mansard roof, or the gable of a pitched or hipped roof.

Sec. 107-3. - Definitions

Building height, residential, means the vertical distance above a reference datum measured to the highest point of the building. The reference datum shall be selected by either of the following, whichever yields a greater height of the building:

1. The elevation of the highest adjoining original native ground surface within a five-foot horizontal distance of the exterior wall of the building when such original native ground surface is not more than ten feet above

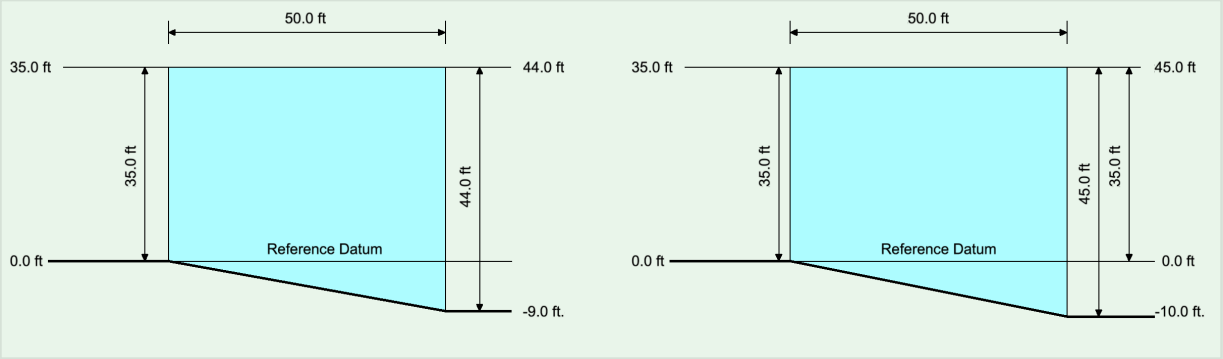
the lowest grade; or

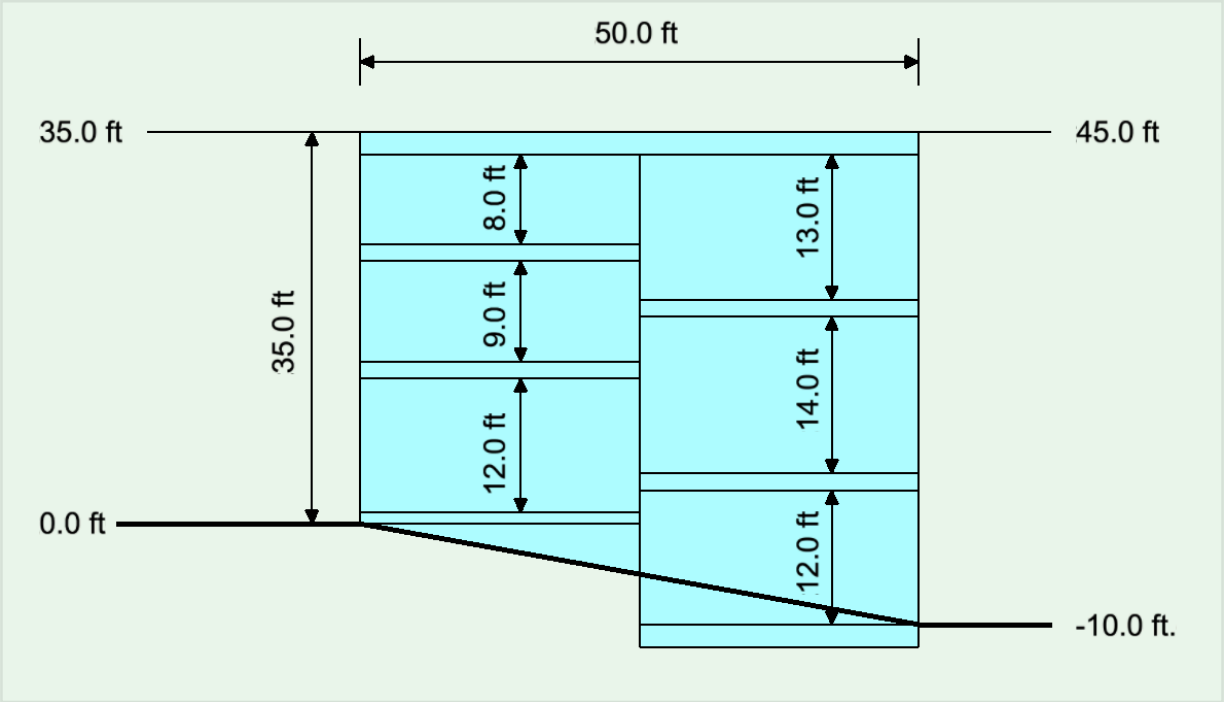
2. An elevation of ten feet higher than the lowest grade when the original native ground surface (described in subsection (1) of this section) is more than ten feet above lowest grade

ISSUES

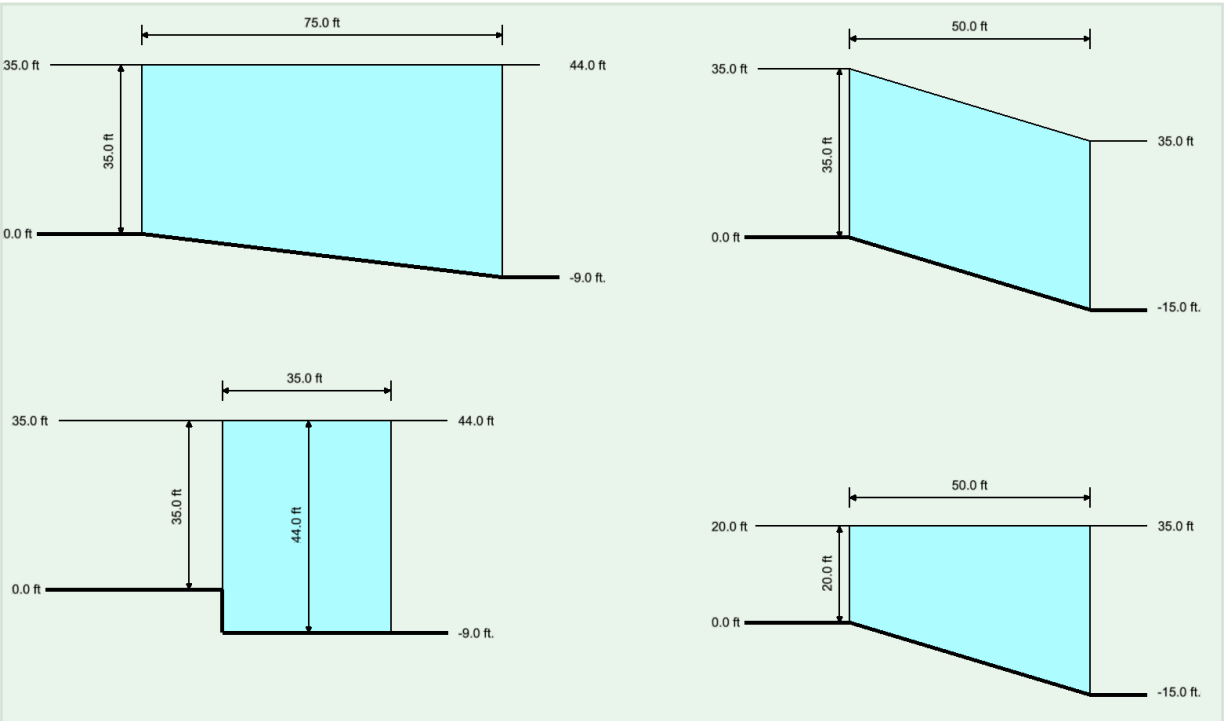
- Sec. 107-71 seems to be in conflcit with Sec. 107-3 regarding maximum permissible height. Should we be enforcing maximum building height? Should it overlay the Definitions instead of the other way around?
- The definition of what is an “exterior wall” is unclear - does it include terraces, porches, columns, or must it be conditioned space?
- The newly revised definition of “lowest original native ground surface” could be qualified with, *adjoining the exterior wall of the building,* for both definitions.
- You can use Def. 1 to build from 35-44ft. depending on slope.
- You can use Def. 2 to build up to 45ft., which can encompass the entire buildable area by grading flat.
- There should not be a step-function that allows you to chose #1 or #2, which creates an incentive to game the system in order to get whichever is more preferable.
- There is little difference between Definition 1 and 2, and no clarity on how to enforce the 35ft. height requirement, so if they are both so similar, one new rule could be chosen for both.
- Spirit of the rule is not being followed and a statement to the intent of the rule could be considered in an effort to craft new wording that matches the spirit of the rule in the first place, for instance - trying to help those with steeply sloping lots, especially those that face a greenbelt and not a neighbor - or are impacted by excessive drainage issues - and define steep by either grade, and/or location, as in Zoning Districts

What current rules allow at a maximum:



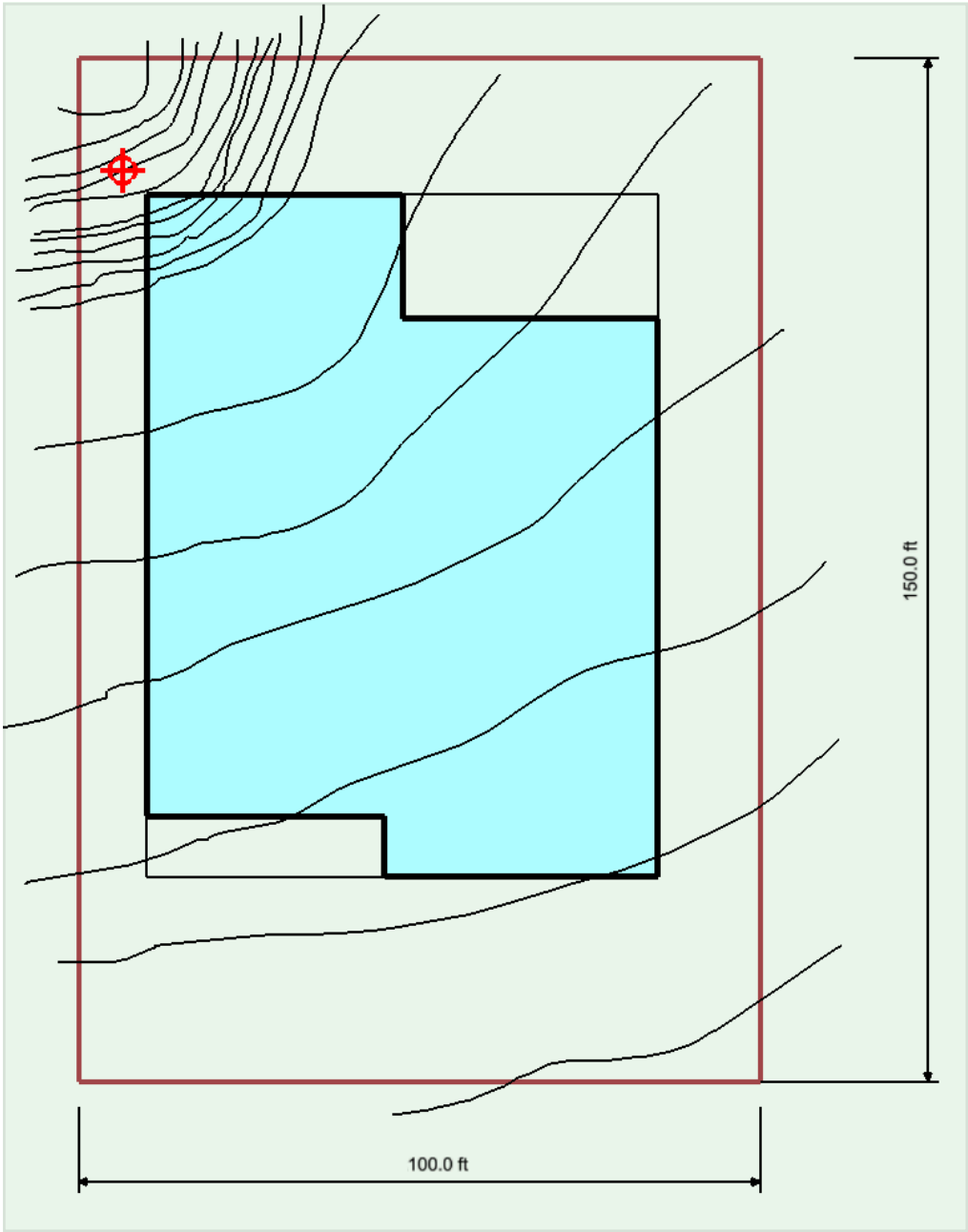


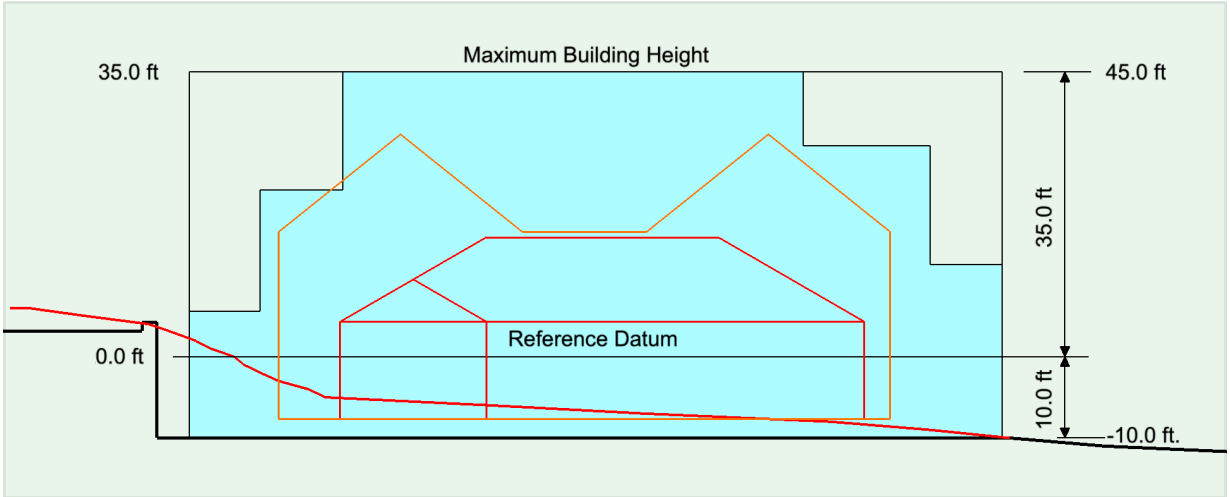
Additional Volumetric Examples:



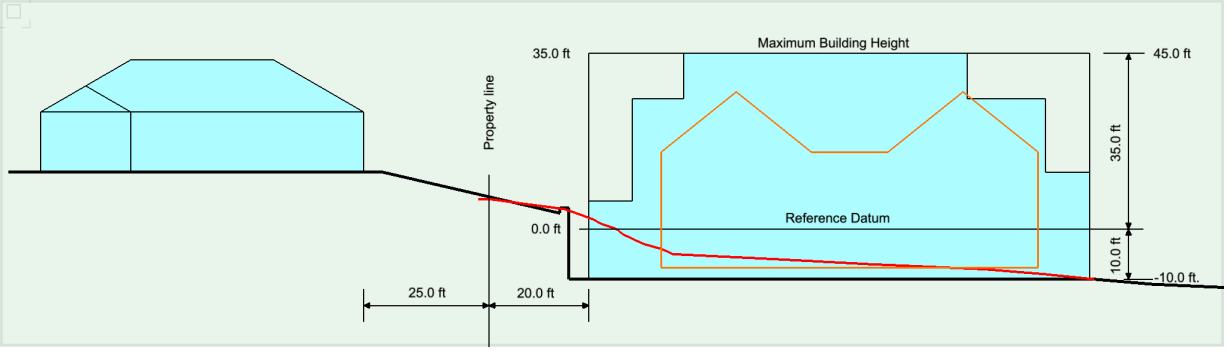
- A property may be generally flat, except for a portion on the perimeter which can allow for greater building height overall.
- This height difference can have implications for neighbors on three sides and across the street.
- Measuring the Reference Datum Point before site development is meaningless if the lot is then graded flat.

- The Reference datum chould be the highest survey point before or after construction, whichever measurement is lower.
- A property can build a volumetric 45ft. box, while an adjacent neighbor on a flatter lot at nearly the same elevation can only build a volumetric 35ft. box. Another reason step-function is incompatible with our conditions.

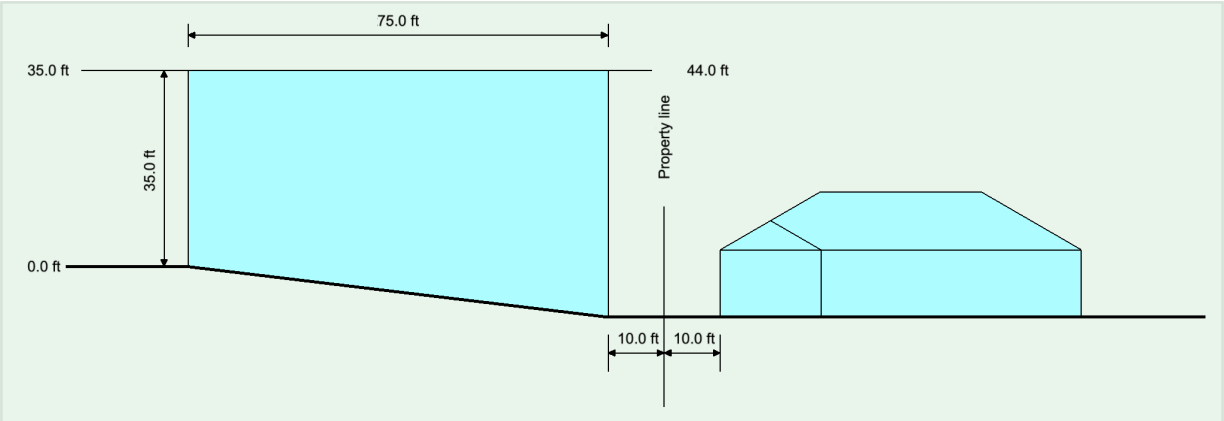




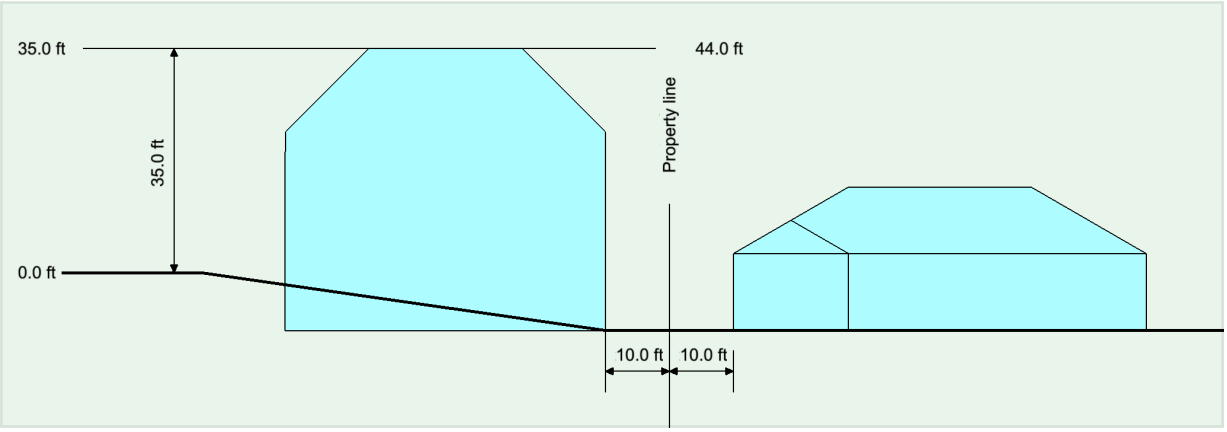
- For 1-story homes upslope that had sunlight and views over an existing 1- or 2-story home before, may be impacted by 3-4-stories.



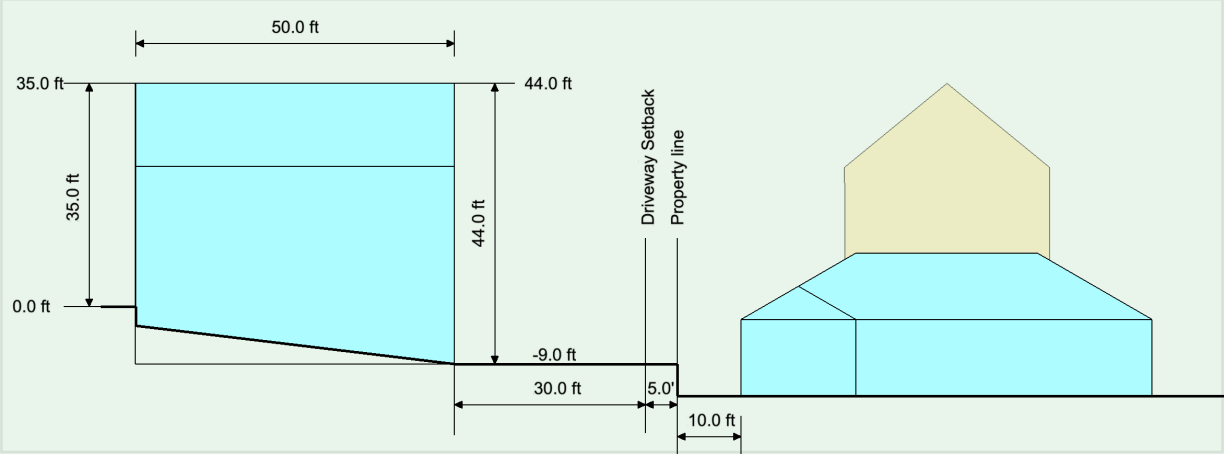
- There is no accounting for **side setback impacts** in our code
- There are no eave height requirements, which allows for a structure that looms over an adjacent property within 20′ at a minimum, 30′ at a maximum.
- There are a number of recent examples of this in RW.
- Homes can be impacted downslope, as well as upslope.



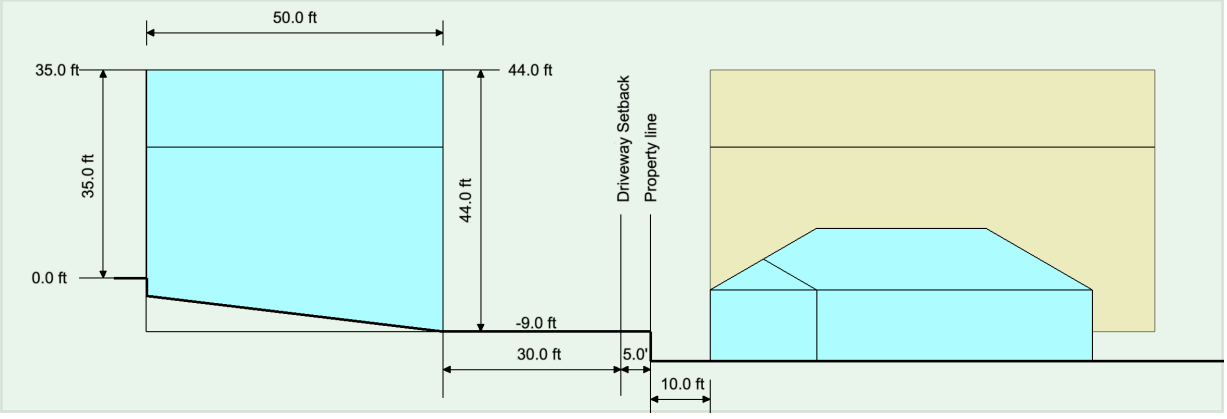
- Helps to mitigate the impact with a sloping roof:



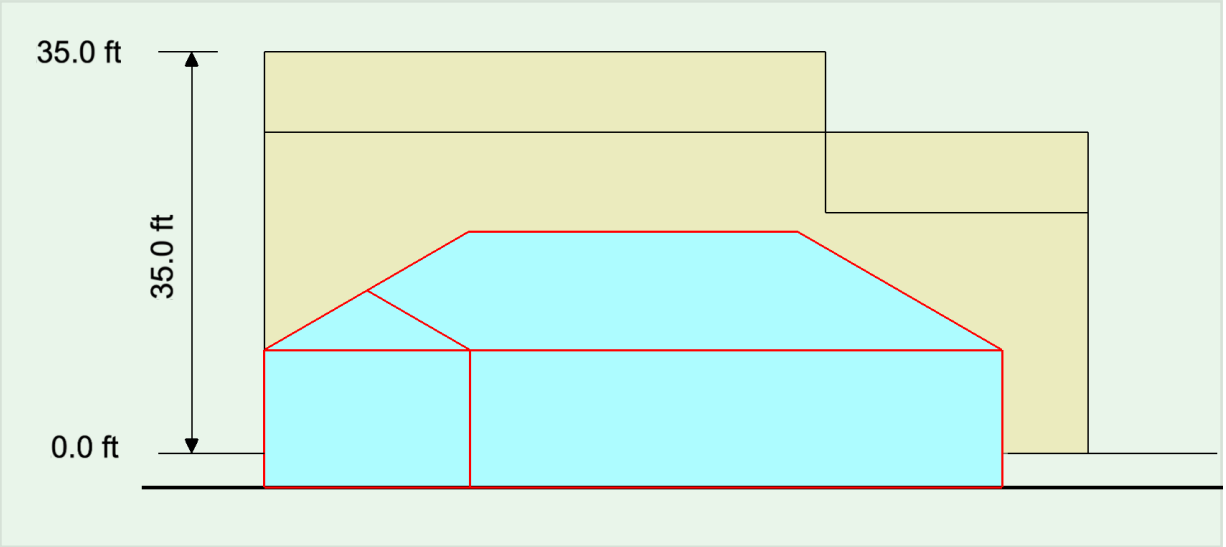
- Homes that have side entry garages reduce the impact by virute of the 5′ driveway setback, plus a minimum of 25-30′ backing out distance.
- Also beneficial if the side elevation is narrow, and the highest point is literally a point and not a square or rectangle.



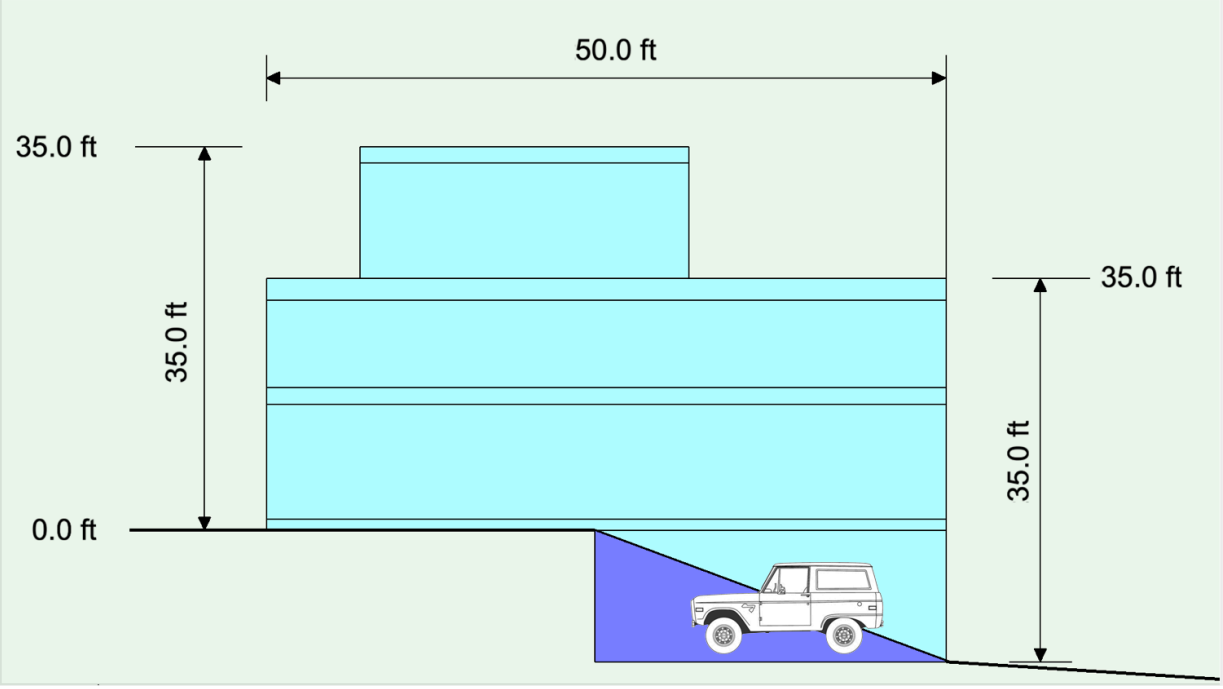
- Starts to feel much different if the volume runs the length of the setback, especially if it is upslope.
- Impacts can also be experienced from across the street, either upslope or downslope, where views were of trees, hillsides, or even downtown, and may impact access to sunlight, but now stare at a large wall of house.



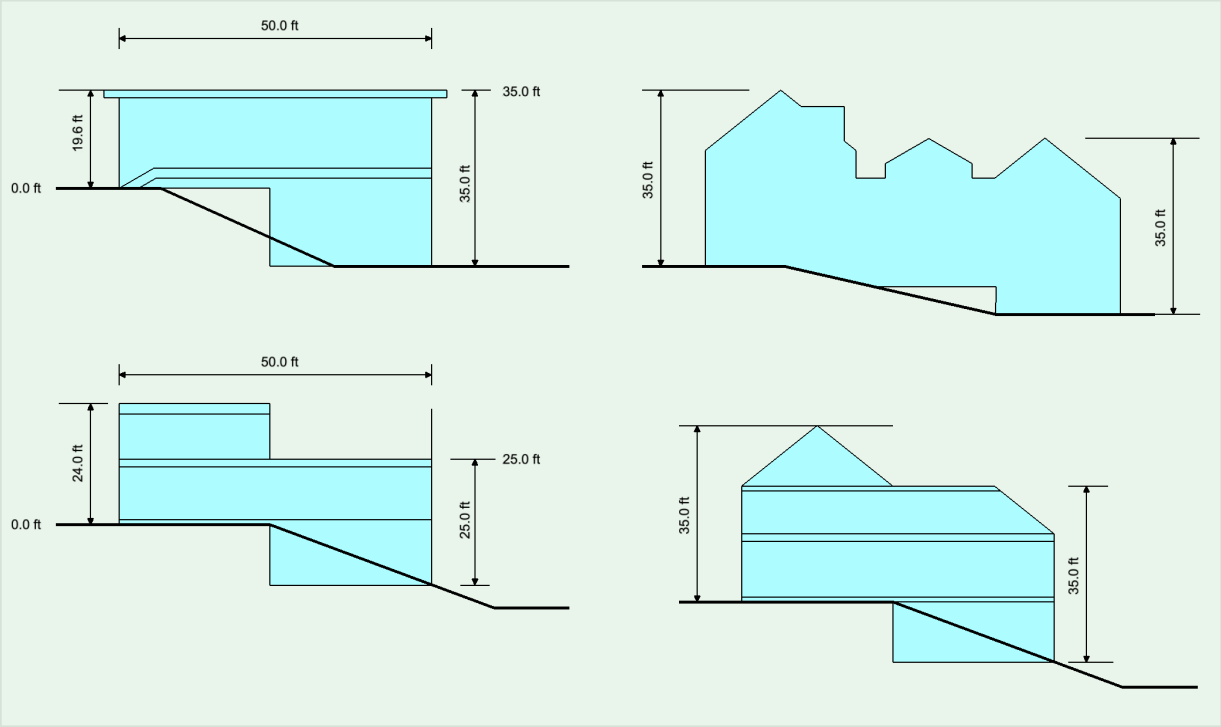
Reducing the length of a 2-story volume to 2/3 the length of the side setback also mitigates the impacts.



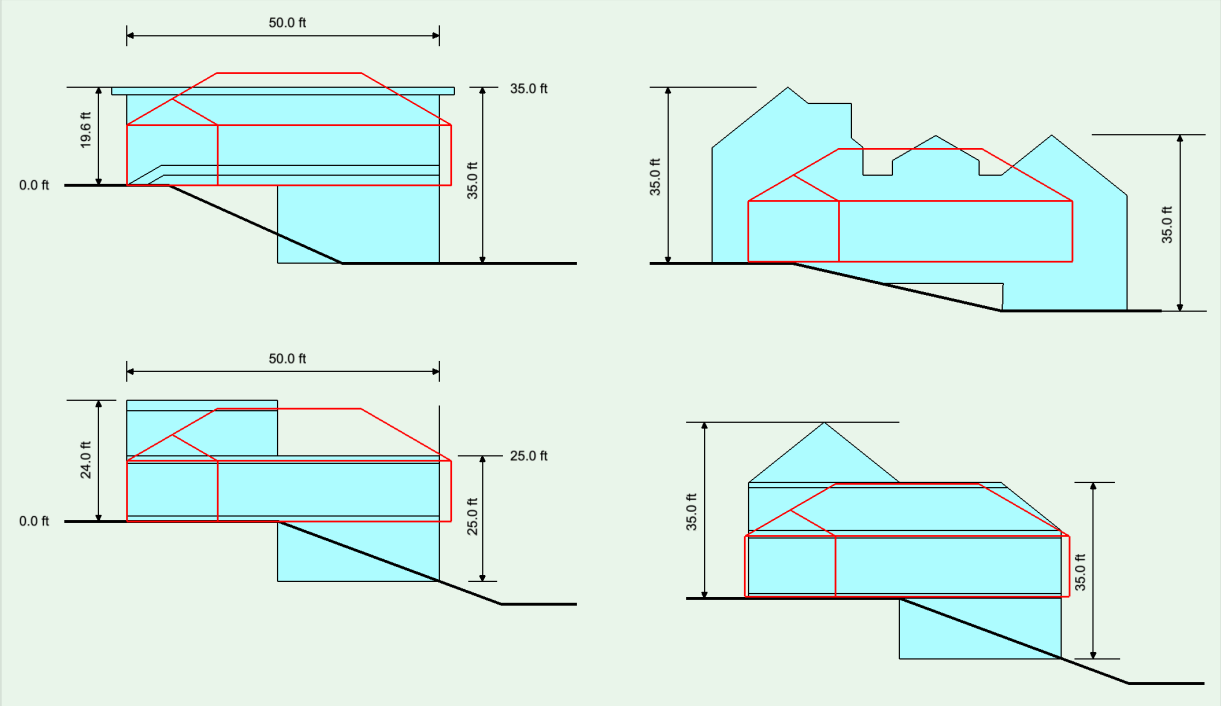
- Homes that have partial basements or garages also reduce visible impacts
- The home below is also an example of Terracing, where no portion of a home exceeds 35ft. above grade.



Happy, Eclectic Hypothetical Terraced Neighborhood



What happens when we overlay our typical RW 1-story prototype:



RW TERRACING EXAMPLES

Following slope side to side, and front to back with no portion exceeding 35ft. from nearest adjacent finished grade to the highest point.