CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

	Decision	n Sneet
D/	ATE: Monday, June 9, 2014 Y Jeff Jack Y Michael Von Ohlen Motion to Denoise Ricardo De Camps Y Bryan King 2 nd the Motion Y_ Stuart Hampton N_ Melissa Hawthorne N_ Will Schnier - Sallie Burchett (abs	·
AF	PPLICANT: CAROLYN AUPPERLE	
Ol	WNER: Manny Farahani	
Αľ	DDRESS: 5221 TORTUGA TRL BIdg BD	
Acan There ca (1) do	-2-1174 (D) of the Structural Requireme cess in order to extend a bulkhead and "LA", Lake Austin zoning district. he Land Development Code states that osion protection device may not captu pturing or recapturing the land is requirated to the shoreline as it existed to year	has requested a variance from Section nts for Docks, Bulkheads, and Shoreline difill in the area of a former boat dock in at a retaining wall, bulkhead, or other are or recapture land on a lake, unless ired to restore the land to the lesser of: rs from the date of application, with or (2) the lakeside boundary of the
PC Mo	OSTPONED TO MAY 12, 2014 REQUEST (OSTPONED TO JUNE 9, 2014; June 9, 2014 ember Michael Von Ohlen motion to Deny, I te (Board members Ricardo De Camps, Mel ENIED.	The public hearing was closed on Board Board Member Bryan King second on a 4-3
FII	NDING:	
	The Zoning regulations applicable to the p because: (a) The hardship for which the variance is	• •

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Jeff Jack

Chairman

Leane Heldenfels

Executive Liaison

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

Decision	ni Sileet
DATE: Monday, May 12, 2014 Jeff Jack Michael Von Ohlen Ricardo De Camps Bryan King Fred McGhee Melissa Hawthorne Sallie Burchett	CASE NUMBER: C15-2014-0052
APPLICANT: CAROLYN AUPPERLE	
OWNER: Manny Farahani	
ADDRESS: 5221 TORTUGA TRL Bldg BI)
25-2-1174 (D) of the Structural Requirem Access in order to extend a bulkhead ar an "LA", Lake Austin zoning district. The Land Development Code states the erosion protection device may not cap capturing or recapturing the land is req (1) the shoreline as it existed 10 ye	thas requested a variance from Section ents for Docks, Bulkheads, and Shoreline and fill in the area of a former boat dock in that a retaining wall, bulkhead, or other ture or recapture land on a lake, unless uired to restore the land to the lesser of: ars from the date of application, with, or (2) the lakeside boundary of the
POSTPONED TO MAY 12, 2014 REQUEST	OF APPLICANT
MAY 12, 2014 POSTPONED TO JUNE 9, 2 0	014
FINDING:	
(b) The hardship is not general to the are3. The variance will not alter the character of	s requested is unique to the property in that: ea in which the property is located because: of the area adjacent to the property, will not roperty, and will not impair the purpose of

Chairman

Leane Heldenfels Executive Liaison

Heldenfels, Leane

From:

Dr. Patricia Stephens

Sent:

Sunday, May 11, 2014 8:46 PM

To:

Heldenfels, Leane

Subject:

C15-2014-0052 oppose



The applicant is attempting passage in violation of the intent of the LA zoning district. Prior history of a Aupperle bulkhead contractor suggests non compliance with the City of Austin codes on Lake Austin.

Patty Stephens 3901 westlake Dr

Heldenfels, Leane

C15-2014-0052

From:

manny farahani 🚢

Sent:

Monday, May 12, 2014 3:01 PM

To:

Heldenfels, Leane

Cc:

Brian Dillard

Subject:

5221 Tortuga Trail

Good afternoon, Leane.

Brian Dillard of Brian Dillard Architecture is authorized to act as my agent in the Board of Adjustment variance process for 5221 Tortuga Trail. On May 8, we requested that our hearing be postponed to the June 9 meeting in order to allow Brian adequate time to perform additional research in this and similar variance requests, and to obtain written letters of support from neighbors.

Should you have any questions, do not hesitate to contact me at (512) 452-9902.

Thank you.

Manny Farahani

Heldenfels, Leane

From:

Brian Dillard <bri>drian@briandillardarchitecture.com>

Sent:

Thursday, May 08, 2014 2:54 PM

To:

Heldenfels, Leane

Cc:

'manny farahani'; bruceaupperle@me.com

Subject:

5221 Tortuga Trail - BOA meeting

(15-2014-0052

Hi Leane,

Thanks for speaking with me concerning the variance process for 5221 Tortuga Trail. We would like to postpone our variance hearing until the June 9 Board of Adjustment meeting.

Best,

Brian Dillard

Brian Dillard Architecture www.briandillardarchitecture.com 1508 1/2 South Congress, Suite A Austin , Texas 78704 512.243.6594

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, April 14, 2014	CASE NUMBER: C15-2014-0052
Jeff Jack Stuart Hampton	
Ricardo De Camps Bryan King Fred McGhee	
Melissa Hawthorne Sallie Burchett	
APPLICANT: CAROLYN AUPPFRI F	

OWNER: Manny Farahani

ADDRESS: 5221 TORTUGA TRL Bldg BD

VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-1174 (D) of the Structural Requirements for Docks, Bulkheads, and Shoreline Access in order to extend a bulkhead and fill in the area of a former boat dock in an "LA", Lake Austin zoning district.

The Land Development Code states that a retaining wall, bulkhead, or other erosion protection device may not capture or recapture land on a lake, unless capturing or recapturing the land is required to restore the land to the lesser of: (1) the shoreline as it existed 10 years from the date of application, with documentation as prescribed by rule, or (2) the lakeside boundary of the subdivided lot line.

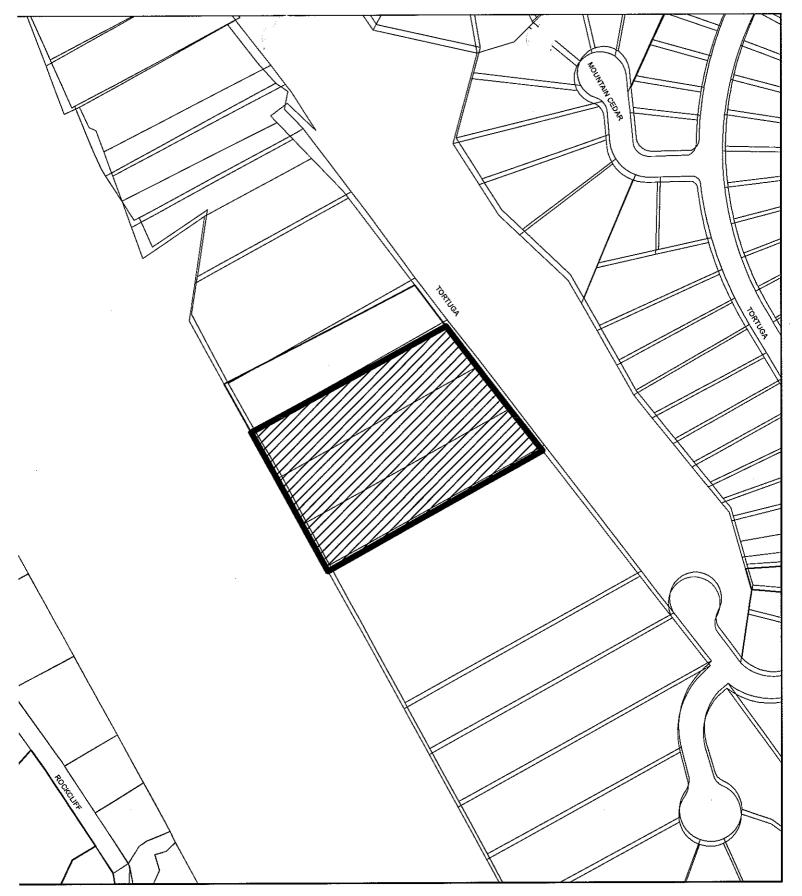
POSTPONED TO MAY 12, 2014 REQUEST OF APPLICANT

FINDING:

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
- 2. (a) The hardship for which the variance is requested is unique to the property in that: (b) The hardship is not general to the area in which the property is located because:
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Leane Heldenfels
Executive Liaison

Jeff Jack Chairman



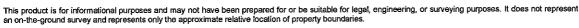


SUBJECT TRACT



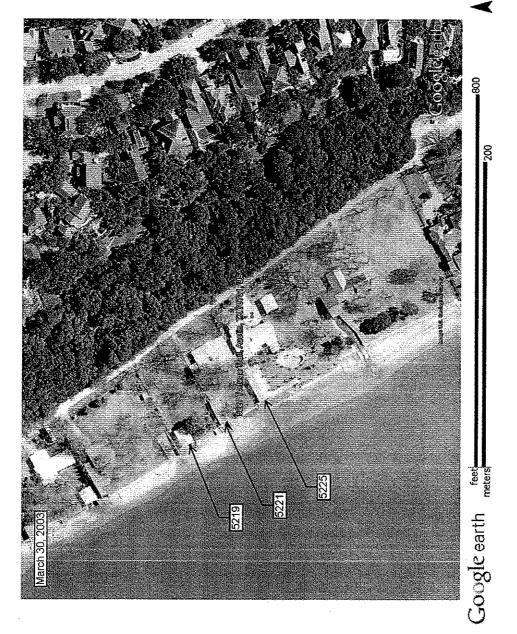
CASE#: C15-2014-0052

LOCATION: 5221 TORTUGA TRAIL



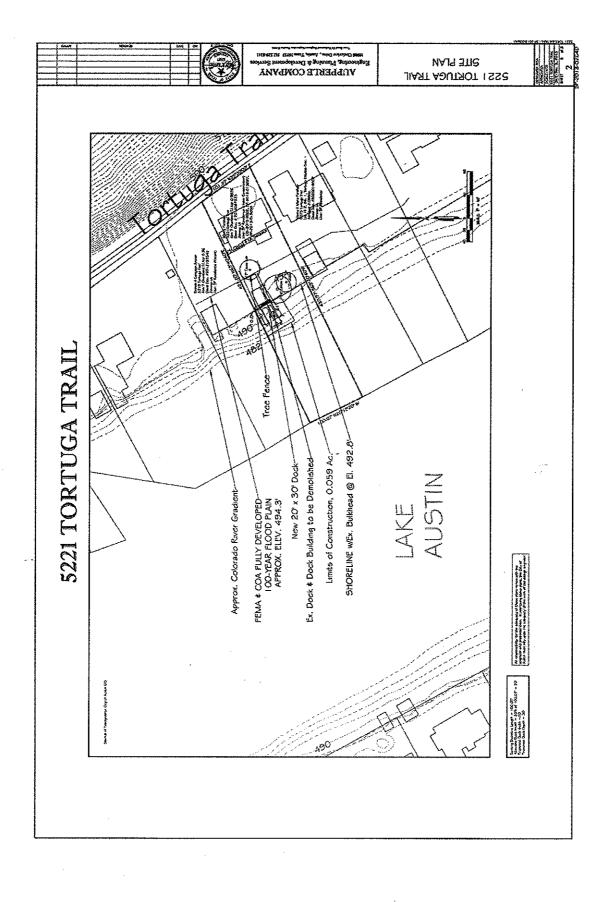


c 4/14/14 hearing

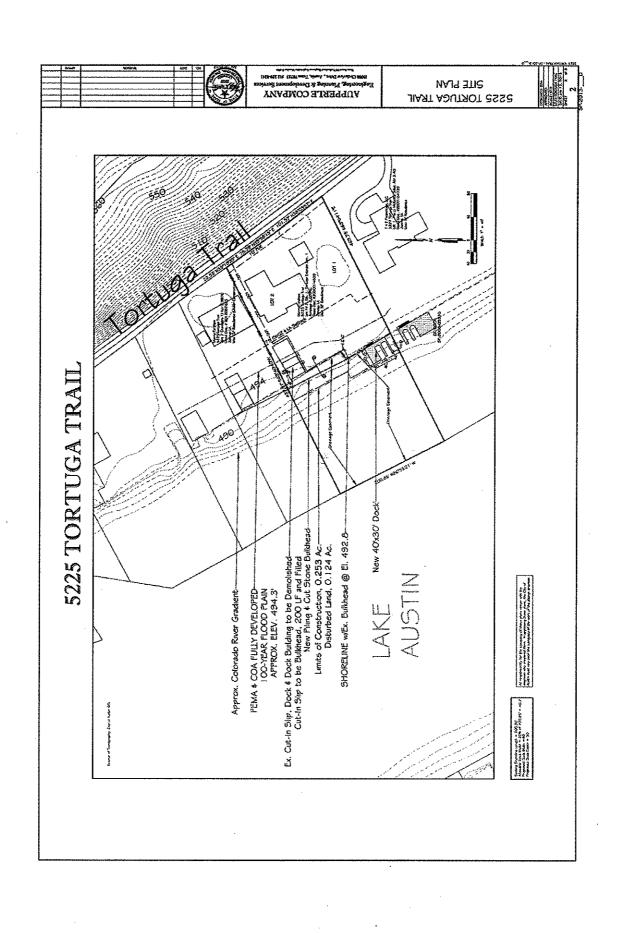


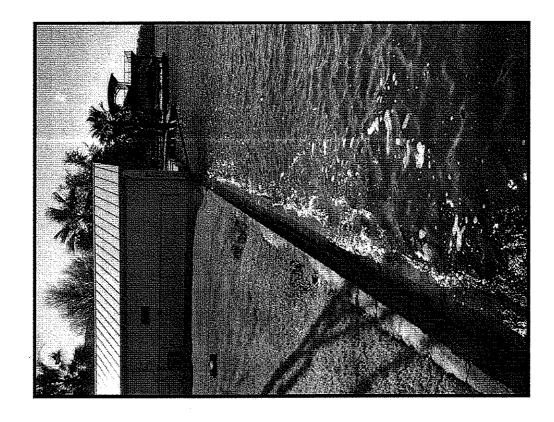
5221 & 5225 Tortuga Trail



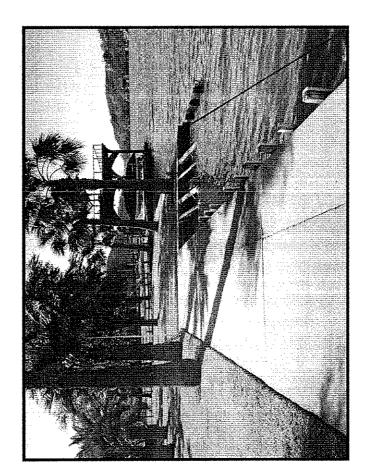


5221 Tortuga Trail





5225 Tortuga Trail



If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # <u>C15</u>-2014_0052 ROW # <u>11104040</u> Taxeon # 0131090207

APPLICATION TO BOARD OF ADJUSTMENT GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.	
STREET ADDRESS: 5221 Tortuga Tail	
LEGAL DESCRIPTION: Subdivision — ABS 7 CHAMBERS TJ Acr 0.9876 (0.49 Under Water). Deed Doc #2012087223	
Lot(s) Block Outlot Division	
I/We_Bruce Aupperle, P.E. of Aupperle Company on behalf of myself/ourselves as authorized agent for	•
Manny Farahaniaffirm that on	
hereby apply for a hearing before the Board of Adjustment for consideration to:	
(check appropriate items below)	
ERECT ATTACH COMPLETE REMODEL MAINTAIN	
to erect a bulkhead on an existing cut-in boat slip, backfill and re-vegetate	1
	*
Francisco de la companya de la comp	Dalata di
in a <u>LA</u> district. (zoning district)	Deleted:

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

1. The zoning regulations applicable to the property do not allow for a reasonable use because:		REASONABLE USE:
2. (a) The hardship for which the variance is requested is unique to the property in that: A recent amendment to the process has occurred which makes the variance necessary in order to construct a bulkhead, backfill and landscape this small area. Without a variance a continued health and safety condition will continue to exist, and the owners will not be able to re-vegetate this small area. (b) The hardship is not general to the area in which the property is located because: Many boatslips along the lake have been redeveloped under the previous ordinance. Deleted: AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted: Deleted: Deleted: Deleted: Deleted:		because: The owner of the property will be deprived from the use of his property in a similar manner as other property owners along the lake have been authorized, and obtained a
2. (a) The hardship for which the variance is requested is unique to the property in that: A recent amendment to the process has occurred which makes the variance necessary in order to construct a bulkhead, backfill and landscape this small area. Without a variance a continued health and safety condition will continue to exist, and the owners will not be able to re-vegetate this small area. (b) The hardship is not general to the area in which the property is located because: Many boatslips along the lake have been redeveloped under the previous ordinance. Deleted: AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted: Deleted: Deleted: Deleted: Deleted:		HADDCHID.
A recent amendment to the process has occurred which makes the variance necessary in order to construct a bulkhead, backfill and landscape this small area. Without a variance a continued health and safety condition will continue to exist, and the owners will not be able to re-vegetate this small area. (b) The hardship is not general to the area in which the property is located because: Many boatslips along the lake have been redeveloped under the previous ordinance. Deleted: AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted:		
without a variance a continued health and safety condition will continue to exist, and the owners will not be able to re-vegetate this small area. (b) The hardship is not general to the area in which the property is located because: Many boatslips along the lake have been redeveloped under the previous ordinance. AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the proposed of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin		2. (a) The hardship for which the variance is requested is unique to the property in that:
Without a variance a continued health and safety condition will continue to exist, and the owners will not be able to re-vegetate this small area. (b) The hardship is not general to the area in which the property is located because: Many boatslips along the lake have been redeveloped under the previous ordinance. Deleted: AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted:		
(b) The hardship is not general to the area in which the property is located because: Many boatslips along the lake have been redeveloped under the previous ordinance. Deleted: AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin		Without a variance a continued health and safety condition will continue to exist, and the
Many boatslips along the lake have been redeveloped under the previous ordinance. AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted: Deleted:	I	Owners will not be able to re-vegetate this small area.
Many boatslips along the lake have been redeveloped under the previous ordinance. AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted: Deleted:		
AREA CHARACTER: 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted:		(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted:		Many boatslips along the lake have been redeveloped under the previous ordinance.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted:		
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted:		
impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: The proposed redevelopment is to the rear of the property and the Lake Austin Deleted:		AREA CHARACTER:
		impair the use of adjacent conforming property, and will not impair the purpose of the
Ordinance severely restricts the improvements that may be made in the shoreline		

Dard may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 wit spect to the number of off-street parking spaces or loading facilities required if it make addings of fact that the following additional circumstances also apply: Neither present nor anticipated future traffic volumes generated by the use of the sit or the uses of sites in the vicinity reasonable require strict or literal interpretation an enforcement of the specific regulation because: The granting of this variance will not result in the parking or loading of vehicles or public streets in such a manner as to interfere with the free flow of traffic of the streets because: The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: The variance will run with the use or uses to which it pertains and shall not run with the site because: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PPLICANT CERTIFICATE — I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.	setback.	·	· · · · · · · · · · · · · · · · · · ·		·		
equest for a parking variance requires the Board to make additional findings. The park may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 wit spect to the number of off-street parking spaces or loading facilities required if it make addings of fact that the following additional circumstances also apply: Neither present nor anticipated future traffic volumes generated by the use of the sit or the uses of sites in the vicinity reasonable require strict or literal interpretation an enforcement of the specific regulation because: The granting of this variance will not result in the parking or loading of vehicles o public streets in such a manner as to interfere with the free flow of traffic of the streets because: The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: The variance will run with the use or uses to which it pertains and shall not run with the site because: The variance will run with the use or uses to which it pertains and shall not run with the site because: **Potential Certificate** — I affirm that my statements contained in the complete plication are true and correct to the best of my knowledge and belief.		46·W					
pard may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 wit spect to the number of off-street parking spaces or loading facilities required if it make addings of fact that the following additional circumstances also apply: Neither present nor anticipated future traffic volumes generated by the use of the sit or the uses of sites in the vicinity reasonable require strict or literal interpretation an enforcement of the specific regulation because: The granting of this variance will not result in the parking or loading of vehicles or public streets in such a manner as to interfere with the free flow of traffic of the streets because: The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: The variance will run with the use or uses to which it pertains and shall not run with the site because: The NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PELICANT CERTIFICATE — I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.	PARKING	: (Addition	al criteria for	parking varia	nces only.)	N/A	
public streets in such a manner as to interfere with the free flow of traffic of the streets because: The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: The variance will run with the use or uses to which it pertains and shall not run with the site because: NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PPLICANT CERTIFICATE — I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.	Board may respect to the findings of: 1. Neither or the us	grant a vari ne number of fact that the present nor ses of sites i	ance to a reg f off-street pa following ad anticipated f n the vicinity	gulation prescr arking spaces Iditional circur future traffic v y reasonable re	ard to make a libed Section 4 or loading faci instances also a olumes genera equire strict or	dditional find 179 of Chapter lities required apply: ted by the use	r 25-6 with if it makes of the site
public streets in such a manner as to interfere with the free flow of traffic of the streets because: The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: The variance will run with the use or uses to which it pertains and shall not run with the site because: NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PPLICANT CERTIFICATE — I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.							
The variance will run with the use or uses to which it pertains and shall not run with the site because: NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PPLICANT CERTIFICATE — I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.	public s	streets in su					
The variance will run with the use or uses to which it pertains and shall not run with the site because: NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PPLICANT CERTIFICATE — I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.			• 10 H./				
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PPLICANT CERTIFICATE – I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.						d or any othe	r condition
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. PPLICANT CERTIFICATE – I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.							
PLICANT CERTIFICATE – I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.			in with the us	se or uses to v	vhich it pertaii	ns and shall ne	ot run with
PLICANT CERTIFICATE – I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.							
PPLICANT CERTIFICATE – I affirm that my statements contained in the complet plication are true and correct to the best of my knowledge and belief.							
aned Mail Address Carolyn. aupperle @ Carolyn Aupperle	APPLICAN	T CERTIFI	CATE – I a	affirm that my	statements co	ntained in the	
Carolyn Auppele	Signed	M	1	Mail 2	Address <u>Con</u>	olyn aug	pele@a
•		nylon	Appele			, 1	-

City, State & Zip	10088 Unde	view Dr.	Austin, in	3733		
Printed			Bate 2 25 14	Bil	1 To	
	FICATE – I affirm that my to the best of my knowledg		ed in the complete appli	cation C	arolyn	Appele
Signed <u>See</u>	Attachment	_ Mail Address		P	uppere	. Company
City, State & Zip						
Printed	Phone]	Date			

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- **B.** A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zonings \$360. All other zonings \$660.)
- | (4) Other Information Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

Deleted: <#>A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).¶

Formatted: Bullets and Numbering

November 8, 2012

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

To Whom It May Concern:

I, Manny Farahani, own the property at 5221 Tortuga Trail. I wish to demolish the existing boat house and replace it with a new dock and to construct a new bulkhead lakeside of my existing bulkhead at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject work at the property. Please contact me if you have any questions.

Regards,

Mariny Farahani 5225 Tortuga Trail

Austin, TX 78731

the contractor with extail commission enterts and incolated and profestive feming prime to an nic proportion and lifetime, geoderic or excausivel. APPRIDREM - EROSIDE CONTROL HOTES

It is fatement of promoved-angularian controls that her accordance, with the promised chiquin laberal and the approach from an ad-domination of control for his COLD for the analysis of controls and not the objects to "TIPES copying" SHITP, it is SHITP in a payors, it was be suited for some by the COLD of white forwarded in produce it at liver for was promoved an active in the control and the control of the c

A encumentals continues sels to tal exist on like contrator, despit formations of privat sels incomments beneficial sels implante all to consiste demonstrate contribute formations of the contribute contribute contribute to materials and contribute to the contribute of the contribute contribute to the contribute of the contribute contribute to the contribute con e Placement et brechaanst mes protective foronig alvil be in accombine with the Oby of Ambin standard Des for thee and Habural Area Protection and the approved Guarthyllice and Habural Area Flan.

I fix collection in regards to provide a societied emergian with collection Collection Technicals. Immer and fishiomed Collection Co

ter bi indi acceptance by UN CRs, had resid and watering, company, combacked in elements constabilists accept versit for firmate, acceptanced visional element from the watering visionary and be acceptanced to the sugand spatial and mengelatical. All load accepting defines shall be dispersed all a superior of spati dispessed selects. med stop i a orden the most spessfeed or networkered which as not expend to the stock is the set to be in the terms of the set to th

Mit destinate seas in the trendplated any injured in price a name of an its backs of injured for Substyd Typochson in min is (2015) ((ii)). In our last injured within the conjunt in not med in fact and titles. The Lybers duting company of a furth of sentenced with 1 pet company, by store, the company and medic list destinate of company or defined by 1000 Typocletion (ten 16). The set shall be viously analytic salar with a result has fellowed by reconstruction.

Shall be fee of trues, weeks, deletions malerals, male, and debris.

1 FOOS shall pass timagh a 1-5-min CO-min server.

2 Soll to be a same reasonal that meets the requirements of the sale. e a knowy national that meets the requestions of the table before a accordance with the USDs range. Not haven bouby as "red doubt" is not an absorbe soft. Testand composition stad meet



in principality and propose and discuss advaged type of whice does not make the set leaves when sometimes for by principal as the whole and a written advanced from a complete principal in talk, include an exaction, or appropring interior to be only type and a principal principal down much and specifying what, if they all and principal and set in the control of the cont

 Coll seasonme is shall be under the the subtry costs typed with a disc or life to create a well-breaded material.
 Coped behavior from the existing all may other be used, but it should result the same stretainth as set both in breat insertaint. e existration of erean obtacted by controction studies an follows: (GETATINE STABLECATION):

own depleteds (15 to black), special platity with our deplete open copy (Massis II, 5 pounds per 1000 ST, Cata at 0.7 bonds per 1000 ST, Catal Riga Code II de pounds que 1000 ST) with a tod-rate of 1.5 pounds per 1000 ST, Cota at 0.7 types copy as not persuament acotate content.

liarch 2 to they make it is easily that he with haded them sain is not a 1 pounds per 1000 ft. Allow that he exist exhibit with an endyth of 154545 to be exhibit oncy at planting and once during the partic de delianment as a mist of 154 pound per 1000 ft.

reporter enables carted which be excepted by when the greats had grown at load 1 (2) todays high with 15th coverage. Notice not are specialized on the sequent fact made.

Office any blend of world. TOTE or specific follows that under collect WoodSpain SOT. And the specific follows the under collect WoodSpain SOT. On meeting shipmen from the pre-king of the specific follows. When the specific follows will exceed SOS pripart. Habited Fabors. Hydranckinny for Temporary Vegetative Diamazeton
Meterial Description Language
Material

NAMES (VOZIAINE SUBMIZIADE):
From Spricker 13 to Name 1. person in consultant to be employed additionate only if cord vocation from Spricker 13 to Name 1. person in cord content of the consultant supplies, exhibitions in Associat, for grower stall be amount to a content of the consultant produced and the consultant supplies and a consultant supplies and s

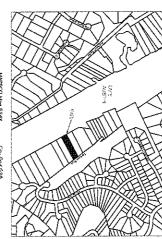
ekturr skill be a neter notide with an analysis of 15-15-15 to be appead once as glanney and once may be personed or entershabener at a nature of 12 pound per 1000 St. plementer skall ecomply with 1546-2, below.

O. Permanent enterior solation shall be acceptable when the grass has agreen at least 140 victors hap with ISSN enterage, provided no have specia larger than 1 is reported event. When regused, native grass seeding staff cramply, with requirements of the City of Austin Environmental Control Manual. the planted uses shalt be engaled or appoilted in a manner that will not crecke the teppoil, but not whitevesty coals the solt or a depth of an extra. The magazine shall observe it doly indicated information through the text term meeting. Randal recognizacies of the polyne and polynomy the analysis planted in or rive weets.

July 21 Styde XIII	Table 21 System School for Temporal Vegetative State Cabon	tatave State	ration	
Material	Description	Langevely	Typical Applications	Application Pulas
Brided Ner Mann BENU	BO'R Organic delibrated teems 10% Tackfler	Ceronths	De alopes up to 2-1 and ensure not conditions	2500 to 4000 be per acc frost monitacturers recommendational
Reviewed In	First GSN Organic deforated Revioused fibers SSN Reinfording Natur (FRM) Pitters or less 10% Tacilites	SI Or AL	On alopes up to 4 id and enouge spli conditions	3000 to 4500 by per sere (see mandactures recommendations)

5221 TORTUGA TRAIL





MAPSOD M.

One Auditor allocated bottles on the standard and standard and the standard and

In control of the fill of throcking and control of the control of

includard insolved demand, quitate that it are shall be presented with tail depicted it costs to presented under our fact of the fact of t

SAME AND A CONTROL OF CONTROL OF CONTROL OF THE CON

an intend and produces and learning the results to the common of the Photode Set (Information Prograf Managing to Set Settlement and Settlement (Information Settlement (Info

i combinerio staken. Generate errora fice estre el selectivo, il institucione in control del selectivo, il control del selectivo, il control del selectivo d

MAPSCO MAP 524X City Grid G28 VICINITY MAP NIS

As a conduce of tast assignment of the sist, and an observation with Chromostal Crisinal Management, 3.4.1 He presental times what his trave of constraints of the Literate and provide has being depresent whereas pre-definitions of production in the research of the Literate and production of the production of the Chromostal Assistance of the Chromostal Chrom

RELACION, TREE CARE NOTES ADMITICIAN DE SUPERALIZACIÓN INTOREST RECONSTRUCTOR AGOS WITHIN CONSTRUCTOR AGOS APPRION TO EL TEXTORIO DE SUPERA TO EL TEXTORIO DE SUPERA TO EL TEXTORIO DE SUPERA SUPERA SUPERA TO EL TEXTORIO SUPERA SUPERA

In the proper in an incident part of COMMA (ORE).

The proper in an incident part of COMMA (ORE).

The proper in an incident part of COMMA (ORE) and the property of the part of the part

The bishway that influent relates a <u>Proceedings of the Property of the Report Applicant</u>
and comply with all approaches Copy of Justime responses to the Applicant and Copy of Justime Reports and Copy with the Section of the Property of the Reports of the Property of the Applicant Improvements
1. An expression will be such as Proceedings of the Property of the Applicant Improvements
2. As further and Copy of the Property of the Applicant Indice (Section 1) 23. As death will
3. As described in the Applicant Indice (Section 1) 23. As death will
4. As described in the Applicant Indice (Section 1) 24. As death of the Appl

di responseuity for the adequacy of those place reman with the enquinger who prepared them, in pricining tread plane, the City of Austin west rely upon the adequacy of the work of the design engineer

ness 2-step, 2-stery, 20' a 30' dock, garigwdy and

Approved By:

Planning Commission Date

5F-2013-02640 Fornit Number

July 16, 2013 Sebruttal Date

REVISIONS / CORRECTIONS

1	l				Š
					DESCRIPTION
					AND
					TOTAL # SHEETS IN TUNK SET
					OTWICE CONDE
					TOTAL SITE INIT: COVER (SG. FT.PS
					ME. COVER PER VEROVAL DATE COVER POR PER PER PER PER PER PER PER PER PER PE
					DATE

All disjurbed seess shall be restored as opted a exester central 4 materiation refers, i.e. 3pec 6033. At prose described within the abordine settack shall be restored in accordance with City of Avern 6095 specification the system when the second a speak are all the removal before an operant of a building permit, except as may be received when the sweep of a state of the second before the se

COORDAN INFOOMNION. The project of within the 100-year food year as shown on the FEM A. parel ARRESTANCE PROJECTION.
LEGAL DESCRIPTION: Also 7 Commisses 11 Arr 0.9876 (0.48 linder Wards, Deed Dec. 4 20 12007)223 WATERSHED STATUS: The sid or fociled in UNIT AUSTRA varioused, or caseled as a SUBJIRBMA watershed and shall be developed, constructed and maintained in conformance with Object 82 of the Lind Development Code, shall be developed, constructed and maintained in conformance with Object 82 of the Lind Development Code, ADDKESS: 5221 Tertuju Trad, Austri, TX 78731

USE: Acrossory Use to Principal Single Family Residence at \$221 Tortuga Tost, Audrin, IX 70781 RELATED TERMIT NUMBERS: Cdi-2012-0202, BF-2013-013897, BF-2013-013898 Site Flan subject to City of Austin Watershed Protection Regulations. Ecope of the application does not copyright a understoon of all data, information and calculations applied by the applicant. The opponent of textical is a spidy, transported for the capitalization, comercy and subsidiary of higher schemichs, whicher or not the application to recovered for foods compliance by City diagnosts.

lan Sheet List

COVER SHEET ENDIES
 SHEEPLAN
 DOCK FLAN + BLEVARIGHS

PROJECT DESCRIPTION: Denotes austry dock. appurionances.

Director - Planning & Development Review

Date

5221 TORTUGA TRAIL

AUPPERLE COMPANY Engineering, Planning & Development Services 10088 Circleview Drive, Austin, Texas 78733 512 129-8241

COVER SHEET # NOTES

Ex. Dock & Dock Building to be Demolished FEMA \$ COA FULLY DEVELOPED-I 00-YEAR FLOOD PLAIN APPROX. ELEV. 494.3' Approx. Colorado River Gradient SHORELINE w/Ex. Bulkhead @ El. 492.84 Limits of Construction, 0.059 Ac-PAKE New 20' x 30' Dock-Tree Fence

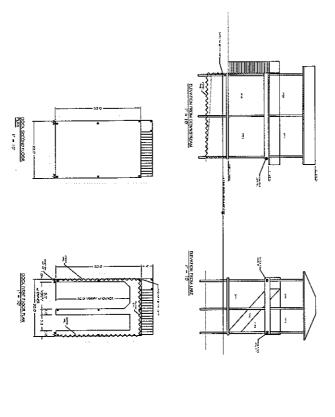
AUPPERLE COMPANY
Engineering, Planning & Development Services
19988 Circleview Drive, Austin, Texas 78733 512 322-8241
Ton Book Of Published Departs Replaints Nation Prices

5221 TORTUGA TRAIL

SITE PLAN

5221 TORTUGA TRAIL

5221 TORTUGA TRAIL





- I. A DOCA, MOST OR COMMUNICATE MENTER WHITE AMERICANTS SERVICES ASSESSED AS SUPPLY AND S
- 4. AL LINGS, SMLL COCIA MINIS IT E MILIS OF CONSISKICISM AS SIGNAM, ON HE FINA, AND INITIAL ON MICHAEL OF CONTINUENT ME CHANGED THE MINISTER OF HE MANAGED THE THOUGHT.

 5. AD SINGHAME AND STROMMENTS ME AUTHORIZED WITH THE SHE TLAN.

 5. AD SINGHAME AND STROMMENTS ME AUTHORIZED WITH THE SHE TLAN.

 6. AD THESE OPERATE THAN AT HE PROMISED COCKS HERCHELD WITH THE SHE THAN AT THE MINISTER OF THE MINIS
- 1 COMMUNES OF INSPECTION WATERS, CITE, OIL, WEIGHOUGH, SENDICIDES, (FAMILIES OF OIR TRAININGS WATER SYSTEMS OF TOO STATE (FAMILIES OF OIR THE TRAININGS WATER SYSTEMS OF TOO STATE FAMILIES.)

 INTEL PROPOSED BOAY COCK, MUST COMMY WITH ALL EXCHARGINGS OF LICE 252-1174.

 STORING COCK AND THE MULTIPLES CONTROL WANTER. STORING TO LICE 152-1174.

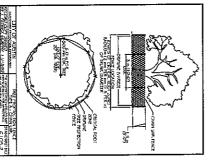
 STORING COCK AND THE MULTIPLES CONTROL WANTER STORING WATER STORINGS.

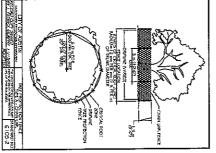
 FOR IN A PRIME THE WATER STATE OF THE MURTHER STATE A PROPERTY WATER STATE AND WATER AND WATER AND WATER WATER WATER STATE OF THE MULTIPLES AND THE MURTHER STATE AND THE MUST AN

ATRIANDA INSPECION ANDES

ATRIANDA INSPECION ANDES

ATRIANDA CONTRACTOR ANDES





5221 TORTUGA TRAIL DOCK ELEVATIONS & PLAN VIEW

AUPPERLE COMPANY
Engineering, Planning & Development Services
19039 Circlettee Drive, Austin, Texas 78733 512 329-8241



.				
10.5				
-6-1				
10	_			
3/3/	_			
	NO.	CATE	SZVIŠIĆN	٨r
J 3	1465	97116		_

t "de fill was for all treatment in med a conference resort place of an expression and to the Copy of August " "De fill the an Indiana a long included an explanation of Separation and an explanation of Copy of August "Sep The Controller of Controller Controller of Controller on Controller of Controller Contro Carry days professional and in the profession of the profession and professional and profes i destina i mala desira del desira di segreta i de desira del segreta del segr

OWNER: Namy & Marcy Farsham \$225 Fortuga For ALSTIN, TEXAS 78731

ENGINEER:
BOZE 3. AUPTURE, T.C.
ALPTEND CONFAM:
TOOKS CIRCLESTED FOR THE
ALST ILLESS 787 3.
PHORE IS 12.7 72.7 838
PROME IS 12.7 72.7 838
PROME IS 12.7 829-824

A set in a separate construction of the separ

e de la fortidade de la companya del companya de la companya de la companya del companya de la companya del companya de la companya de la companya del companya d

et men enjeter rug geben et et eine kultegebische India den eine eine der ein den dechte bestellte jede Verzeitigt auch eine mehre der eine erweitliche auch deutsche spekante in des Verseitsgebische sollten gestellt Verweip beland bil mei das kan de Wordel eine gehabet greittingsbesond und spekfyng zich in den unterheim der endellen.

(b) and climate such the market from the privage was signal with a face of the business and definite material.
 (c) and parketing them for exting \$10 mgs inter fit upon \$10.0 mgs and extra extra supposes, as led byte in coordinates.

flow Edgewich in to March I, Jamily and I Label produces many may, Where and to so pay on 1855 Edition to South South 1955 Front App Edyle at 15 product par 1931 Childhold app 1951 Edgewich 15 pour on yet 1951 Ed. Code texture Apply 4 this soft and becomes from the product. en wattis in sejionesi in vooleee val in wis valoo benede en saan il sovera en 1900 St. Fredlier van in valin vaste web en palyak et 1919 in in espeket ava et pledig end over duign he prent et sovelande en inter 17 gevant en 1918 St.

ureens), misko oprind stall he appeople shein ple 2 kis hat phase at kess (12 apher hybrish folk operaps Indisd in hae spoil begin blen this plane heij anki,

The second secon April and Millianing Track and Particle Application Pates

A. Der Mater, in gegeterne de production plant excellent in formation in control plant for 1920 de control per control per de production 1920 de participa en 1930 de la communidate de l'excellent de la communidate de l'excellent de la control per de production de la control per I spiritude med in fragitalistic inches properties in record properties in the particular design of the particular des

The gift contained about an elementation generated in common transport was properly and base. But you wildow to see the specific above, and an exploration or subject to an exploration of the containing and the see a majority can be reported found in confidence, and one content and problems for exploration property to one of the content of the second content of the content of

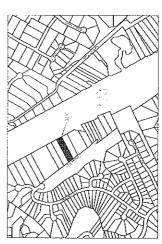
When they they will be groups company and agraph, and for the cone dyn destaeth ann an an All George (ann an All Carameter e an . Tha an All Carameter ann ann an All George (ann a' Carameter e an .

"April De la Ar	Table of the exemption of the Personal Property of the State of the	THE TWENTY	1887	
Mac.	KIRKUN	Latige 1	Lange of a "up cal Applications	Apprication fulco
1540 274401	SIGN Or medical threes, here of the control	Contract.	Ginterday and majority of a few orders of a fe	On the grant at 1 200 to 2000 to see you and my one or 10 to 2000 to see you consider on the property of the consideration.
Family of the Control	URB Drump patricing two of Significant frequency to 126 tender	40 to 17	Driving and the fire and strawers: partitions	Discontinue 100% to 2007 to per wife to 2007 t

A Monte in change of the property of the prope

menter and a control of the elements of the control of the control

5221 TORTUGA TRAIL



VICINITY MAP

Cross by the state of the state The control of the co

B. Forcing was a produced as and by place well produced as a control of the produced as a produced a

Production of the production o

3 respectability for the extensively of these place remain and the engineer amo propared them. In personal these claim, the Ciliy of Austra must refulped the salequicty of the work of the density engineer.

WARDER THE COST FORE APPARENTAL DESPRESSION INTERFER REQUESTMENTS FOR TEEN APPARENT FOR THE STATE APPARENT FOR APPARENT

An LOCKY of that scalewise fill by the say of partnersh and features and these thanks should be a finite for the same of the s

The result of the processor are the Chapman of recording to the conditions and spin above the conditions of the condition of

In property to any legislation of the Conference of the Conference

- : -

In streamy will are necessarized by <u>America Approximations</u>.

In standard property of the pro

Submittal Date SP-2013-Permit Number

Plan Sheet List
Loversiem words
2. Site Pan
3. Pock run e devalons

5221 TORTUGA TRAIL

AUPPERLE COMPANY



DESCRIPTION REVISIONS / CORRECTIONS AND THE GOOD THE CONTROL OF THE CONT DAY

the registrate with the environment set that they shall be represent services for extended all busing germat, events the represent services for extended and busing germat, events for extended and services for extended and busing shall be done sound that it is as in any long supposed for the services of the services o

All disturbes, areas abilities equipment by netops as proper revised 4 style-steen neters, use dipate (1889). At ween distribed within the shipping scriber shall be restored in accordance with Gdy of Apath 1928's specification ANTEONED STATUS. The seta is located in IAXE AUSTRI integrated, as classified as a WATER SUPPLY BURGL Visitined and seek by developmen, combinated and munitaned in references was Chapter 25 of the Land Antispensis Cales.

BRART GEDWIH ZONE: Dreing Water Frataction Zon-

OGRESS: 5221 Terruga Trav. Austri. TX 70731

9 to Plen subject to City of Austin Watershed Protection Regulations.

PSDACTI DESCRITION: Demonsh erosing dock. Bullicus and fil dis cultivally. Combost new Zisky, Zinkoy, 30 s 40 dazi, gangsay and aspartanuncas. Approved By:

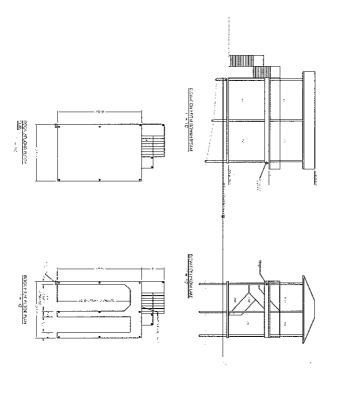
For Director • Planning • Development Review Department Parks & Recreation Date Dake

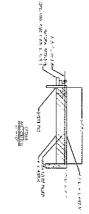
COVER SHEET & NOTES

Engineering, Planning & Development Services

88 Circleview Drive, Austin, Texas 78733 512 329-8241

5221 TORTUGA TRAIL





projety.

A DODA, risk) se communation utanto wine week utants assets wheth was surrors but not not but not not but not but not not bu

AL WORK SHALL OCCUP WITHIN THE USING OF CONSTRUCTION AS SHOWN DINTHE FAM. AND THAT HO MATERIALS OF COLUMNOUS WILL BE DELINERED TO THE SHE FROM THE UNIGHNAD SICE OF THIS PROJECT.

STATE CARROTHAND AN AMPORTED WITH THE SITE PLAN.

THE SCHOOL STATE AND AMERITED AN AMERICAN CONTRIBUTION.

THANKED OF INVANDADA MATERIAL REAL ON, REPORTED DOOR CONTRIBUTION.

THANKED OF INVANDADA MATERIAL REAL ON.

THANKED ON ANABODA MATERIAL REAL ON THANKED AND THANKED CONTRIBUTION.

THANKED ON ANABODA MATERIAL REAL ON THANKED ON THANKED CONTRIBUTION.

THANKED ON THANKED MATERIAL PRES.

THANKED STATEMANT MATERIAL PRES.

THANKED ON THANKED MATERIAL PRES.

TH

CRITICAL REDIT TONE TONE PROCESSION 253

Trainion energicity energy.

Growniact with neutricity energy.

Trainion in energy energy.

Trainion in energy energy.

Trainion in energy energy.

Trainion copy energy.

Trainion copy energy.

Trainion copy energy.

Trainion copy energy en

AUPPERLE COMPANY
Engineering, Planning & Development Services
10086 Circlester Dahe, Amain, Texas 78733 512 329-8241

CITY OF AUSTIN DEVELOPMENT WEB MAP

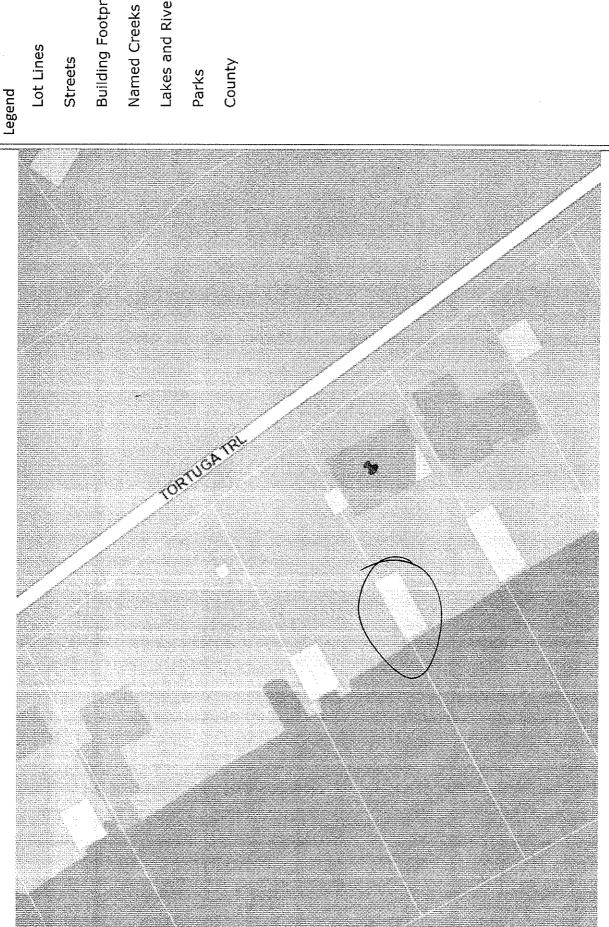
1861

Building Footprints

Lakes and Rivers

Parks

County



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE, BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN RECARDING SPECIFIC ACCURACY OR COMPLETENESS.

CITY OF AUSTIN DEVELOPMENT WEB MAP

[497

-egend

Lot Lines

** Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County County

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

CITY OF AUSTIN DEVELOPMENT WEB MAP

7000

Building Footprints Lakes and Rivers ത്" Named Creeks Lot Lines 📈 Streets Parks County Legend

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



City of Austin Planning and Development Review Land Status Determination 1995 Rule Platting Exception

August 30, 2012

File Number: C8I-2012-0202

Address:

5221 TORTUGA TRL

Tax Parcel I.D. # 0131090207

Tax Map Date: 04/27/2009

The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(D), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being 0.99 of an acre of land, more or less, out of the T.J. Chambers Survey in the current deed, recorded on Jun 01, 2012, in Document #2012087223, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Nov 06, 1957, in Volume 1870, Page 132, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by electric service on Nov 29, 1989. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

See C8s-85-142 and C8-97-0098.0A for information regarding roadway status for Tortuga Trail. Approval of this request for a land status determination should not be construed to be an acceptance of Tortuga Trail for improvements or maintenance.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

Daniel Word, Representative of the Director

Planning and Development Review