PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postportement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;
 and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- or proposed development; or is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of

the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

If you use this form to comment, it may be returned to: City of Austin-Development Services Department/ 1st Floor

Scan & Email to: leane.heldenfels@austintexas.gov

Austin, TX 78767-1088

Fax: (512) 974-6305

P. O. Box 1088

Leane Heldenfels

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Note: all comments received will become part of the public record of this case.
comments: See attached comments
Daytime Telephone: 512-794-8250
Signature
Marien Malien
Your uddress(es) affected by this application
350 le tar lieu Dr.
R
(avo) Lee OI am in favor
Public Hearing: Board of Adjustment, November 9th, 2015
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Case Number: C15-2015-0157, 3405 Far View Drive

To: Austin Board of Adjustment, via Leane Heldenfels

From: Carol Lee, Glenlake resident and former Vice Chair of the Lake Austin Task Force



Case Number: C15-2015-0157, 3405 Far View Drive

November 9th, 2015 Meeting, Item M-9

If the applicant disclosed that this property was adjacent to Lake Austin and received incomplete or inaccurate information from staff, that is unfortunate. But it is Mr. Cancialosi's responsibility, as a professional, to thoroughly vet the applicable regulations and assess the building site conditions. The Austin City Council initiated the code amendment for the Lake Austin Overlay District on **29 August 2013**, after a considerable number of public hearings and extensive media coverage. There were additional public hearings and media coverage before it became effective on 7 July 2014. I am concerned about the amount of construction on steep slope that is being proposed with these variances requests, and I feel compelled to correct some of the findings being offered as facts for consideration of the variances.

Corrections to Hardship "Facts":

2.a. "The vast majority of properties in the Glenlake Subdivision are not made subject to this overlay requirement that impacts the subject lot."

This is not a unique situation. Throughout the 21-mile length of Lake Austin there are subdivisions platted along both banks in which only the lots that are within 1000 feet of the shoreline are subject to the Lake Austin District Overlay. This distance is specified because development within the 1000 foot Overlay area has a greater and more direct impact on water quality. Being "high above Lake Austin" should not exempt this lot from the Lake Austin Overlay as the vertical slope and bluffs specific to this lot create a significant challenge for controlling erosion and sedimentation into our drinking water supply.

2.b. "This "LA" Overlay Ordinance was not intended to regulate similarly situated properties to the Scarlett's lot. The Ordinance was designed to "protect the scenic, recreational and environmental benefits of Lake Austin by restricting the scale and intensity of development near the Lake." "...justifies a variance because strict enforcement of the terms of the Ordinance is not necessary to achieve the objectives of the Ordinance."

The Lake Austin Overlay District was specifically intended to regulate lots such as this property. The Overlay District was created primarily to help protect the water quality of Lake Austin, recognizing the significance that impervious cover and construction on steep slopes has on water quality. It is imperative that the terms of the Ordinance be enforced for all subject property within the 1000-feet of the shoreline for it to be effective. The 1000-foot impact is measured horizontally, not vertically. For example, the Preliminary Site Plan for the subject property shows the septic tank and equipment located on steep slope "high above" the lake, but an overflow would reach the water faster than if the land were flat. The objectives of the Overlay protect the bluffs along Lake Austin as well as the quality of water in it.

3. "Under the new Lake Austin overlay, only 5,452 square feet of impervious cover is allowed. Most of the homes in this area exceed that number by a substantial amount."

Fortunately, most of the homes in the Glenlake subdivision have been constructed with far less impact than 12,861 sq ft of impervious cover. We constructed a residence on Lot 51 and have 3,380 SF IC on 2.25 acre for a total of 3.5% of the 25% allowed for RR. A review of the attached Equity Taxpayer Evidence Packet Report shows living areas of 1,737 SF to 7,928 SF on mostly 2+ acre lots. Although Living Area is not exactly comparable to IC calculations this report shows that most of the homes in Glenlake are substantially less than the 12,861 SF impervious cover that would be approved with these variances, or even the 5,452 SF that would be allowed without them.

Equity Taxpayer Evidence Packet Report

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Printed by: 6/17/2008

Equity Taxpayer Evidence Packet Report
** indicates the subject property

Mkt/SF	216.63	242.21	137.26	177.65	165.90	230.46	295.01	177.87	153,54	164.17	191.33	171.73	180.72	127.05	180.16	187.02	169.57	161.05	160.79	157.98	208.54	196.08	181.29	164.44	187.96	209.29	201.69	159.58	158.90	205.19	170.93	153.23	243.17	183.35	183.50
Mkt Val	754,097	839,252	475,344	603,651	560,571	770,423	977,354	588,914	507,917	542,406	630,814	564,143	593,495	414,701	585,884	603,323	546,188	515,847	\$15,013	505,215	664,839	623,718	564,528	510,417	583,058	648,388	624,645	493,740	489,086	631,358	524,424	463,826	731,697	547,672	545.727
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Living Area	3,481	3,465	3,463	3,398	3,379	3,343	3,313	3,311	3,308	3,304	3,297	3,285	3,284	3,264	3,252	3,226	3,221	3,203	3,203	3,198	3,188	3,181	3,114	3,104	3,102	3,098	3,097	3,094	3,078	3,077	3,068	3,027	3,009	2,987	2,974
Class	WW7-	WV7.	WW5+	+9∧M	+9∧M	WV7-	WV7-	WV6+	WV6	-9AM	WV6+	9A.M	WV6	WW5	9AM	+9AM	-9AM	9VW	WV6-	9A.M	9AM	WV6	9AM	-9VW	WP6	₩V6+	₩V6+	9MM	9VW	+9∧M	9AM	-9AM	-9WW	WV6+	+9AM
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Printed by: 6/17/2008

True Automation, Inc.

Equity Taxpayer Evidence Packet Report
** indicates the subject property

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22207 91 OLIGINAL MACHINE MALLOW A 1 M 1985 WWG. 2594 1 100.00 2.09 500.425 22208 21 OLIGINAL MACHINE MALLOW A 1 M 1985 WWG. 2594 1 100.00 1.04 44775 22208 21 OLIGINAL MACHINE MALLOW A 1 M 1985 WWG. 2.99 1 00.00 1.64 47738 22208 21 OLIGINAL MACHINE MALLOW A 1 M 1981 WWG. 2.99 1 00.00 1.64 47738 22208 30 OLIGINAL MACHINE MALLOW A 1 M 1981 WWG. 2.99 1 00.00 2.05 477380 22208 30 OLIGINAL MACHINE MALLOW A 1 M 1982 WWG. 2.99 1 00.00 2.05 477380 22208 30 OLIGINAL MACHINE MACHI	0700		7 :	< ⋅	6661	+0 > 3.	2,948		100.00	7.19	525,928	178.40
STAZEND STORMENAMED REPORTMENT A1 A 1953 WVV6 2350 1 (10.00) 214 444/95 STAZEND STORMELCY A1 A 1953 WVV6 2350 1 (10.00) 164 47786 STAZEND STORMELCY A1 A 1964 WVV6 2396 1 (10.00) 244 467346 STAZEND STORMELCY A1 A 1964 WVV6 2396 1 (10.00) 244 467346 STAZEND STORMELCY A1 A 1960 WVV6 2396 1 (10.00) 244 467346 STAZEND STORMELCY A1 A 1960 WVV6 2396 1 (10.00) 2.07 491366 STAZEND STORMELCY A1 A 1960 WVV6 2360 1 (10.00) 2.07 491366 STAZEND STORMELCY A1 A 1960 WVV6 2360 1 (10.00) 2.07 491366 STAZEND STORMER STORMER A1 A 1960 WV6 2361 1 (10.00) 2.07 491366 STAZEND STORMER STORMER A1 A 1964	7740		A	⋖	1990	-9AM	2,934		100.00	2.09	500,423	170.56
SIZIDAD 3 TOWNEY LINEACY CIRCLEX DR A1 A 1993 WWH 2.97 I (10.00) 164 477,386 SIZIDAD 3 TOWNEY LINEACY CIRCLEX DR A1 A 1994 WWH 2.994 I (10.00) 1.81 55,446 SIZIDA 3 SOGN TURENY CIRCLEX DR A1 A 1994 WWH 2.994 I (10.00) 2.05 473,486 SIZIDA 3 SOGN TURENY CIRCLEX DR A1 A 1994 WWH 2.896 I (10.00) 2.05 473,486 SIZIDA 5 SOGN TURENY CIRCLEX DR A1 A 1993 WWH 2.896 I (10.00) 2.07 473,486 SIZIDA 5 SOGN TURENY CIRCLEX DR A1 A 1993 WWH 2.897 I (10.00) 2.07 473,486 SIZIDA 5 SOGN CIALANTONE CORREX DR A1 A 1993 WWH 2.897 I (10.00) 2.07 473,486 SIZIDA 5 SOGN CIALANTE DR A1 A 1993 WWH 2.724 I (10.00) 2.07 473,486 SIZIDA 5 SOGN CIALANTE DR A1 A 1984 WWH 2.724 I (10.00) 2.07 4	2940		ΑI	¥	1985	9/W	2,930		100.00	2.14	484,976	165.52
252205 SAGE MANCH CREEK DR. A1 A 1954 WV6+ 2,904 I 100 00 1.85 SAGE 187 25225 SAGE MANCH CREEK DR. A1 A 1980 WV6+ 2,806 I 100 00 2,41 467,346 25225 SAGE MANCH CREEK DR. A1 A 1980 WV6+ 2,806 I 100 00 2,91 47,348 52226 SAGE MANCH CREEK DR. A1 A 1990 WV6+ 2,806 I 100 00 2,07 49,136 52220 SAGE MANCH CREEK DR. A1 A 1990 WV6+ 2,806 I 100,00 2,07 49,136 52220 SYGE GRANCH CREEK DR. A1 A 1990 WV6+ 2,87 I 100,00 2,07 49,246 52220 SYGE GRANCH CREEK DR. A1 A 1993 WV6+ 2,76 I 100,00 1,07 49,246 5220 SYGE GRANCH CREEK DR. A1 A 1994 WV6+ 2,76 I 100,00 1,07 49,246 5220 SYGE SYGE SANCH CREEK DR. A1 A 1994<	2940		ΑI	A	1983	+9MM	2,917		100.00	1.64	477,386	163.66
222046 GORDERALAKE DR. AI A 1980 WV6 2.88 I I0000 2.41 467.346 522046 3604 CLANAKE DR. AI A 1993 WV6 2.88 I 10000 2.05 473.88 522046 3604 CLANAKE DR. AI A 1993 WV6 2.863 I 1000 2.05 473.88 522046 3604 CLANAKE DR. AI A 1993 WV6 2.853 I 1000 2.05 473.28 522040 3604 CLANAKE DR. AI A 1993 WV7 2.853 I 1000 2.05 473.28 522040 3604 CLANAKET CREEK DR. AI A 1984 WV7 2.764 I 1000 1.09 473.28 522040 364 TURKET CREEK DR. AI A 1985 WV6 2.764 I 1000 1.09 473.88 522040 364 TURKET CREEK DR. AI A 1984 WV6 <td>2940</td> <td></td> <td>A</td> <td>4</td> <td>1984</td> <td>±9∧M</td> <td>2,904</td> <td></td> <td>100.00</td> <td>1.85</td> <td>586,187</td> <td>201.86</td>	2940		A	4	1984	±9∧M	2,904		100.00	1.85	586,187	201.86
5722759 367 CHANAKED R. A1 A 1958 WV44 2,80 1 100,00 205 473,880 572279 362 TUMERY CREEK DR A1 A 1953 WV44 2,80 1 100,00 2.07 401,03 572246 3605 CHANAKATORE CR A1 A 1990 WV7- 2,80 1 100,00 2.05 462,99 352246 3605 CHANAKATORE CR A1 A 1990 WV7- 2,80 1 100,00 2.05 662,99 35220 3905 GLENIAAED R A1 A 1990 WV7- 2,80 1 100,00 2.07 40,30 35220 3905 GLENIAAED R A1 A 1987 WV6- 2,80 1 100,00 2.07 50,30 35220 3905 GLENIAAED R A1 A 1987 WV6- 2,76 1 100,00 2.07 50,30 32203 3905 GLENIAAED R A1 A 1981 WV6-<	2940		AI	A	1980	9AM	2,898	******	100.00	2.41	467,346	161.27
922049 SACT TUNKEY CREEK DR A1 A 1993 WVH+ 2.8% I 100.00 1.50 95.23.00 522046 360G CHALKSTONE CV A1 A 1983 WVH+ 2.8% I 100.00 2.07 95.23.00 52204 360G CHALKSTONE CV A1 A 1983 WVH- 2.83 I 100.00 2.07 662.049 52204 350G CHALKAKE DR A1 A 1984 WVH- 2.83 I 100.00 2.07 662.049 53220 389G CLENAKE DR A1 A 1985 WVH- 2.83 I 100.00 2.07 56.246 53220 389G CLENAKE DR A1 A 1985 WVH- 2.861 I 100.00 2.07 56.246 53220 389G CLENAKE DR A1 A 1985 WVH- 2.76 I 100.00 2.07 56.246 52220 380G VERKEL CV A1 A 1981 WVH	U2940		Al	٧	1980	WV6	2,890		100.00	2.05	473,880	163.97
522246 500G CHALKSTONE CV AI A 1953 WV6 2,853 I 100,300 2,07 491,032 522246 500G CHALKSTONE AI A 1999 WV7- 2,833 I 100,300 0.00 545,446 522202 809 GLENLAKE DR AI A 1995 WV7- 2,833 I 100,00 0.00 543,446 522202 809 GLENLAKE DR AI A 1995 WV7- 2,833 I 100,00 0.00 543,446 51261 865 GLENLAKE DR AI A 1995 WV6- 2,801 I 100,00 0.00 520,566 51269 364 TURKEY CREEK DR AI A 1985 WV6- 2,761 I 100,00 1,75 445,432 52269 3694 TURKEY CREEK DR AI A 1985 WV6- 2,724 I 100,00 1,73 445,432 52204 3790 TURKEY CREEK DR AI A 1985	2940		Al	A	1993	WV6+	2,876		100.00	1.50	567,280	197.25
532203 OND GLENLLAKE DR. A1 A 1990 WVY- 2,849 I 100.00 2.05 662,949 52202 8990 GLENLLAKE DR. A1 A 1992 WVY- 2,835 I 100.00 0.00 622,949 52202 3994 SORREL CV A1 A 1997 WVY- 2,837 I 100.00 0.00 620,469 52204 3964 SORREL CV A1 A 1987 WVY- 2,877 I 100.00 0.00 620,469 52204 3964 SORREL CV A1 A 1987 WVY- 2,877 I 100.00 1.77 496,046 52204 3904 TURKEY CREEK DR A1 A 1988 WVY- 2,774 I 100.00 1.77 496,046 52204 3904 TURKEY CREEK DR A1 A 1988 WVY- 2,774 I 100.00 1.77 496,046 52204 3904 GLENLAKE DR A1 A 1981	2940		Al	Ą	1983	9/W	2,863	,	100.00	2.07	491,032	171.51
532202 5890 GLENLAKE DR A1 A 1993 WV6- 2,833 1 100.00 0.00 630,268 52202 3809 GLENLAKE DR A1 A 1994 WV6+ 2,782 1 100.00 0.00 600,268 52206 3625 RANCH CREEK DR A1 A 1985 WV6+ 2,764 1 100.00 1,77 495,646 52206 3604 GORELA CREEK DR A1 A 1985 WV6+ 2,764 1 100.00 1,77 495,646 52206 3604 CANCH CREEK DR A1 A 1985 WV6+ 2,764 1 100.00 1,77 495,646 52206 3604 TREAL CREEK DR A1 A 1985 WV6+ 2,764 1 100.00 1,77 495,646 52206 3604 TREAL CREEK DR A1 A 1985 WV6+ 2,764 1 100.00 1,77 445,625 52204 3604 TREAL CREEK DR A1 A 198	2940		Al	Ą	1990	WV7-	2,840	-	100.00	2.05	662,949	233.43
512021 8945 GLENLAKEDR A1 A 1948 WY7- 2,822 1 10,00 0.00 620,268 512205 3694 SORBELCV A1 A 1997 WY6+ 2,871 1 100,00 1.77 496,685 512205 3694 SORBELCV A1 A 1987 WY6+ 2,801 1 100,00 1.77 496,685 522105 3694 SORBELCV A1 A 1983 WY6 2,761 1 100,00 1.77 495,681 52205 3604 TURKEY CREEK DR A1 A 1984 WY6 2,761 1 100,00 1.77 495,641 52205 3505 GLENLAKE DR A1 A 1984 WY6 2,761 1 100,00 1.77 495,641 522195 3506 GLENLAKE DR A1 A 1983 WY6 2,761 1 100,00 1.77 445,379 51206 3805 TURKEY CREEK DR A1 A 1984 WY6	U2940		AI	<	1993	-9AM	2,835	,	100.00	0.00	543,246	191.62
512206 3094 SORREL.CV AI A 1997 WV6+ 2,801 1 0.00 207 559,682 512961 3634 SANCH CREEK DR AI A 1938 WV6 2,767 I 100.00 1,77 406,046 512961 3625 RANCH CREEK DR AI A 1938 WV6 2,767 I 100.00 1,77 465,046 522061 3402 LANCH CREEK DR AI A 1938 WV6 2,76 I 100.00 1,54 445,255 52206 3402 LINKEY CREEK DR AI A 1938 WV6 2,724 I 100.00 1,59 445,325 52206 3407 LINKEY CREEK DR AI A 1938 WV6 2,705 I 100.00 2,73 445,325 52206 3407 LINKEY CREEK DR AI A 1983 WV6 2,705 I 100.00 2,73 445,432 52206 3401 LINKEY CREEK DR AI A 1984 </td <td>U2940</td> <td></td> <td>Al</td> <td>Ą</td> <td>9861</td> <td>WV7-</td> <td>2,822</td> <td></td> <td>100.00</td> <td>0.00</td> <td>620,268</td> <td>219.80</td>	U2940		Al	Ą	9861	WV7-	2,822		100.00	0.00	620,268	219.80
\$1981 Wy6 2767 1 100.00 1.77 496,646 \$22083 362 RANUH CREEK DR A1 A 1983 Wy6 2.764 1 100.00 1.54 495,641 \$22083 3602 RANUH CREEK DR A1 A 1984 Wy6 2.764 1 100.00 1.54 445,548 \$22108 3602 RANUH CREEK DR A1 A 1984 Wy6 2.754 1 100.00 1.54 445,508 \$22108 3600 LENLAKE DR A1 A 1984 Wy6 2.734 1 100.00 1.39 472,808 \$22109 3600 LENLAKE DR A1 A 1984 Wy6 2.734 1 100.00 1.39 473,808 \$22109 3600 RANCH CREEK DR A1 A 1984 Wy6 2.732 1 100.00 1.59 445,432 \$22109 360 RANCH CREEK DR A1 A 1984 Wy6 2.702 1 100.00 <td< td=""><td>2940</td><td></td><td>AI</td><td>∢</td><td>1997</td><td>49AM</td><td>2,801</td><td></td><td>100.00</td><td>2.07</td><td>559,682</td><td>199.82</td></td<>	2940		AI	∢	1997	49AM	2,801		100.00	2.07	559,682	199.82
522059 3604 TURKEY CREEK DR A1 A 1983 WV6 2764 I 100.00 1.54 492,641 522083 3604 TURKEY CREEK DR A1 A 1983 WW6 2,76 I 100.00 1.59 445,265 522083 3602 RANCH CREEK DR A1 A 1983 WW6 2,776 I 100.00 1.59 472,808 522197 3600 GLENLAKE DR A1 A 1983 WW6 2,772 I 100.00 1.59 405,200 522093 300 RANCH CREEK DR A1 A 1983 WW6 2,772 I 100.00 1.59 445,322 52209 300 RANCH CREEK DR A1 A 1984 WW6 2,702 I 100.00 1.59 445,322 52204 3805 TURKEY CREEK DR A1 A 1984 WW6 2,702 I 100.00 1.59 445,322 52204 3801 TURKEY CREEK DR A1 A 1984	12940		A1	Ą	1985	9AM	2,767	servet.	100.00	1.77	496,046	179.27
522018 3002 RANCH CREEK DR A1 A 1988 WW6 2,76 1 100.00 1.64 445,265 522061 3709 TURKEY CREEK DR A1 A 1984 WV6+ 2,726 1 100.00 1.59 472,808 522063 3709 TURKEY CREEK DR A1 A 1983 WV6+ 2,726 1 100.00 1.59 445,379 522093 3700 RANCH CREEK DR A1 A 1983 WV6+ 2,726 1 100.00 1.59 445,379 522093 3700 RANCH CREEK DR A1 A 1983 WV6- 2,705 1 100.00 2.79 445,379 52209 3805 TURKEY CREEK DR A1 A 1984 WV6- 2,692 1 100.00 2.79 445,372 52204 3805 TURKEY CREEK DR A1 A 1984 WV6- 2,692 1 100.00 2.73 445,373 52208 3805 TURKEY CREEK DR A1 A	12940		Al	4	1983	WV6	2,764	******	100.00	1.54	492,641	178.23
522063 3709 THRKEY CREEK DR A1 A 1984 WV6- 2,734 1 100.00 1.39 472,808 522159 590 GLENLAKED R A1 A 1983 WW6+ 2,736 1 100.00 2.28 503,342 522159 5900 GLENLAKED R A1 A 1983 WW6+ 2,705 1 100.00 2.29 445,432 522063 3700 RANCH CREEK DR A1 A 1983 WW6+ 2,705 1 100.00 2.79 445,432 522063 3805 TURKEY CREEK DR A1 A 1984 WW6- 2,702 1 100.00 2.79 445,432 522063 3805 TURKEY CREEK DR A1 A 1984 WW6- 2,694 1 100.00 2.13 445,717 522063 3805 TURKEY CREEK DR A1 A 1984 WW6- 2,692 1 100.00 2.13 445,743 522063 3801 TURKEY CREEK DR A1 A	12940		Α1	∀	1988	WW6	2,760	groom	100.00	1.64	445,265	161.33
522193 5300 CIRPILAGE DR AI A 1985 WW6+ 2,726 I 100.00 2.28 508.342 522073 3609 TURKEY CREEK DR AI A 1933 WV6 2,712 I 100.00 1.59 522.000 522073 3609 TURKEY CREEK DR AI A 1983 WV6 2,712 I 100.00 1.59 446,579 522073 3805 TURKEY CREEK DR AI A 1983 WV6 2,707 I 100.00 0.00 445,432 52206 3805 TURKEY CREEK DR AI A 1984 WV6 2,694 I 100.00 0.00 497,183 52206 3805 TURKEY CREEK DR AI A 1984 WV6 2,692 I 100.00 0.00 497,183 52206 3801 TURKEY CREEK DR AI A 1984 WV6 2,692 I 100.00 0.00 497,183 52204 3901 GLENLAKE DR AI A	12940		A1	٧	1984	-9AM	2,734	*****	100.00	1.59	472,808	172.94
522073 3609 TUNKEY CREEK DR A1 A 1993 WV6 2,712 I 100.00 1.59 522,000 522073 3700 RANCH CREEK DR A1 A 1983 WV6 2,707 I 100.00 2.79 445,579 521970 3606 RANCH CREEK DR A1 A 1983 WV6 2,702 I 100.00 1.60 445,432 522063 3805 TUNKEY CREEK DR A1 A 1984 WV6 2,694 I 100.00 0.00 445,713 522023 3605 GLENLAKE DR A1 A 1984 WV6 2,692 I 100.00 0.00 445,713 522020 360 GLENLAKE DR A1 A 1984 WV6 2,682 I 100.00 0.00 445,718 52204 3638 RANCH CREEK DR A1 A 1984 WV6 2,682 I 100.00 0.00 445,493 52205 3504 GLENLAKE DR A1 A 1984 <td>12940</td> <td></td> <td>ΑI</td> <td>¥</td> <td>1985</td> <td>WW6+</td> <td>2,726</td> <td></td> <td>100.00</td> <td>2.28</td> <td>508,342</td> <td>186.48</td>	12940		ΑI	¥	1985	WW6+	2,726		100.00	2.28	508,342	186.48
522095 3700 RANCH CREEK DR A1 A 1983 WW6 2,707 1 100.00 2.79 446,579 521970 3606 RANCH CREEK DR A1 A 1984 WW6 2,705 1 100.00 1.60 445,322 522063 3805 TURKEY CREEK DR A1 A 1984 WW6 2,694 1 100.00 0.00 467,121 522063 3801 TURKEY CREEK DR A1 A 1984 WW6 2,692 1 100.00 0.00 467,183 522063 3801 TURKEY CREEK DR A1 A 1984 WW6 2,692 1 100.00 0.00 407,183 522064 3801 TURKEY CREEK DR A1 A 1984 WW6 2,692 1 100.00 0.00 406,311 52205 3801 GLENLAKE DR A1 A 1984 WV6 2,576 1 100.00 0.00 431,369 522105 3504 GLENLAKE DR A1 A 1	12940		A	٧	1993	9A.M	2,712		100.00	1.59	522,000	192.48
521970 3606 RANCH CREEK DR A1 A 1983 WV6- 2,705 1 100,00 1,60 445,432 522063 3805 TURKEY CREEK DR A1 A 1984 WW6- 2,702 1 100,00 0.00 463,272 522063 3805 TURKEY CREEK DR A1 A 1984 WW6- 2,694 1 100,00 0.00 467,217 522063 3801 TURKEY CREEK DR A1 A 1984 WW6- 2,692 1 100,00 0.00 497,183 522064 3801 TURKEY CREEK DR A1 A 1984 WW6- 2,665 1 100,00 0.00 497,183 522054 3801 GLENLAKE DR A1 A 1984 WW6- 2,678 1 100,00 0.00 443,499 522179 4303 TUKKEY CREEK DR A1 A 1984 WV6- 2,578 1 100,00 0.00 446,776 52207 3704 GLENLAKED DR A1 A	12940		Al	A	1983	WW6	2,707		100.00	2.79	446,579	164.97
522063 3805 TURKEY CREEK DR AI A 1984 WW6 2,702 I 100.00 0.00 463,272 522042 3605 GLENLAKE DR AI A 1984 WV6 2,694 I 100.00 2.13 467,217 522042 3801 TURKEY CREEK DR AI A 1984 WV6 2,692 I 100.00 0.00 497,183 522045 3618 RANCH CREEK DR AI A 1984 WV6 2,682 I 100.00 2.43 411,569 522045 3910 GLENLAKE DR AI A 1984 WV6 2,687 I 100.00 2.43 411,569 52217 3931 TURKEY CREEK DR AI A 1984 WV6 2,578 I 100.00 2.00 436,499 52218 3708 RANCH CREEK DR AI A 1984 WV6 2,576 I 100.00 2.00 436,499 52210 3708 GLENLAKE DR AI A 1984 <td>2940</td> <td></td> <td>ΑΙ</td> <td>.</td> <td>1983</td> <td>-9AM</td> <td>2,705</td> <td></td> <td>100.00</td> <td>1.60</td> <td>445,432</td> <td>164.67</td>	2940		ΑΙ	.	1983	-9AM	2,705		100.00	1.60	445,432	164.67
52223 965 GLENLAKE DR A1 A 1984 WV6- 2,694 1 100.00 2.13 467,217 522062 3801 TURKEY CREEK DR A1 A 1984 WV6+ 2,692 1 100.00 0.00 497,183 522064 381 RANCH CREEK DR A1 A 1984 WV6+ 2,688 1 100.00 0.00 497,183 522054 3910 GLENLAKE DR A1 A 1970 WV5+ 2,616 1 100.00 0.00 406,331 522179 4303 TURKEY CREEK DR A1 A 1984 WV6- 2,578 1 100.00 0.00 449,499 522179 4303 TURKEY CREEK DR A1 A 1984 WV6- 2,576 1 100.00 0.00 449,499 522187 4102 TURKEY CREEK DR A1 A 1984 WV6- 2,586 1 100.00 0.00 449,499 522209 3308 RANCH CREEK DR A1 A	2940		A1	٧	1984	9MM	2,702		100.00	0.00	463,272	171,46
522062 3801 TURKEY CREEK DR A1 A 1984 WW6+ 2,692 1 100.00 0.00* 497,183 522085 3638 RANCH CREEK DR A1 A 1988 WV6 2,688 1 100.00 2.43 411,569 522054 301 GLENLAKE DR A1 A 1970 WV5+ 2,616 1 100.00 2.43 411,569 522179 4303 TURKEY CREEK DR A1 A 1984 WV6- 2,576 1 100.00 2.36 495,499 522179 4303 TURKEY CREEK DR A1 A 1984 WV6- 2,576 1 100.00 2.36 449,499 522103 3708 RANCH CREEK DR A1 A 1984 WV6- 2,58 1 100.00 2.07 466,610 52210 3708 RANCH CREEK DR A1 A 1987 WV6- 2,58 1 100.00 2.07 466,610 52218 4205 TURKEY CREEK DR A1 A	2940		A AI	A	1984	-9AM	2,694		100.00	2.13	467,217	173.43
522085 3638 RANCH CREEK DR A1 A 1988 WV6 2,688 1 100.00 1.61 529,570 522084 3910 GLENLAKE DR A1 A 1970 WV5+ 2,616 1 100.00 2.43 411,569 522179 4301 GLENLAKE DR A1 A 1984 WV6+ 2,678 1 100.00 0.00 446,331 522109 3708 RANCH CREEK DR A1 A 1984 WV6- 2,578 1 100.00 0.00 449,499 522109 3708 RANCH CREEK DR A1 A 1984 WV6- 2,58 1 100.00 0.00 449,499 522109 3708 LANCH CREEK DR A1 A 1983 WV6- 2,58 1 100.00 0.00 446,776 522178 4102 TURKEY CREEK DR A1 A 1983 WV6- 2,58 1 100.00 0.00 2.01 466,610 522178 4304 TURKEY CREEK DR A1	2940		Al	Ą	1984	WW6+	2,692		100.00	0.00	497,183	184.69
522054 9301 GLENLAKE DR A1 A 1970 WV5+ 2,616 1 100.00 2.43 411,569 522179 4303 TURKEY CREEK DR A1 A 1984 WW5+ 2,607 1 100.00 0.00 406,331 522179 4303 TURKEY CREEK DR A1 A 1984 WV6- 2,576 1 100.00 0.00 449,499 522093 3708 RANCH CREEK DR A1 A 1984 WV6- 2,576 1 100.00 0.00 449,499 522187 4102 TURKEY CREEK DR A1 A 1983 WV6- 2,556 1 100.00 2.07 466,410 522108 4102 TURKEY CREEK DR A1 A 1983 WV6- 2,556 1 100.00 2.07 466,410 522178 4305 TURKEY CREEK DR A1 A 1983 WV6- 2,556 1 100.00 2.07 466,410 522180 4304 TURKEY CREEK DR A1 A1	2940		ΑI	¥	1988	9A.M	2,688	*****	100.00	1.61	529,570	197.01
522179 4303 TURKEY CREEK DR A1 A 1984 WW5+ 2,607 1 100.00 0.00 406,331 542155 9504 GLENLAKE DR A1 A 1984 WV6- 2,578 1 100.00 2.36 449,499 522093 3708 RANCH CREEK DR A1 A 1984 WV6- 2,576 1 100.00 2.07 449,499 522109 3708 RANCH CREEK DR A1 A 1983 WV6- 2,556 1 100.00 2.07 466,610 522108 4102 TURKEY CREEK DR A1 A 1983 WV6- 2,556 1 100.00 2.07 466,610 522178 4205 TURKEY CREEK DR A1 A 1984 WY6- 2,488 1 100.00 2.39 506,296 522172 4205 PLANTAIN CV A1 A 1984 WY6- 2,488 1 100.00 0.00 403,877 522071 3649 RANCH CREEK DR A1 A1	2940		Al	А	1970	WV5+	2,616		100.00	2.43	411,569	157.33
542155 9504 GLENLAKE DR A1 A 1984 WV6- 2,578 I 100.00 2.36 438,933 522093 3708 RANCH CREEK DR A1 A 1984 WV6- 2,576 I 100.00 0.00 449,499 522093 3708 RANCH CREEK DR A1 A 1983 WW6- 2,558 I 100.00 2.07 466,610 522178 4205 TURKEY CREEK DR A1 A 1987 WV6- 2,556 I 100.00 0.00 377,810 522178 4205 TURKEY CREEK DR A1 A 1987 WV6+ 2,488 I 100.00 0.00 377,810 522052 3805 RANCH CREEK DR A1 A 1984 WV6- 2,488 I 100.00 2.39 506,296 522178 4205 PLANTAIN CV A1 A 1984 WV6- 2,481 I 100.00 0.00 403,877 522072 4205 PLANTAIN CV A 1990	2940		ΑI	Ч	1984	WW5+	2,607		100.00	0.00	406,331	155.86
522093 3708 RANCH CREEK DR A1 A 1984 WV6- 2,576 1 100.00 0.00 449,499 522187 4102 TURKEY CREEK DR A1 A 1983 WW6- 2,58 1 100.00 2.07 466,610 522108 4205 TURKEY CREEK DR A1 A 1983 WW6- 2,586 1 100.00 2.07 466,610 522178 4205 TURKEY CREEK DR A1 A 1997 WV6+ 2,488 1 100.00 0.00 377,810 522178 4205 TURKEY CREEK DR A1 A 1984 WV6+ 2,488 1 100.00 2.09 377,810 522180 4304 TURKEY CREEK DR A1 A 1984 WV6- 2,481 1 100.00 2.39 506,296 522172 4205 PLANTAIN CV A1 A 1991 WV6- 2,459 1 100.00 0.00 403,877 522071 4549 RANCH CREEK DR A1 A1	12940		ΑI	A	1984	-9AM	2,578		100.00	2.36	438,933	170.26
522187 4102 TURKEY CREEK DR A1 A 1983 WW6- 2,568 1 100.00 2.18 446,776 522200 9307 GLENLAKE DR A1 A 1983 WW6- 2,506 1 100.00 2.07 466,610 522178 4205 TURKEY CREEK DR A1 A 1997 WW6- 2,488 1 100.00 0.00 377,810 522180 4304 TURKEY CREEK DR A1 A 1984 WP6- 2,481 1 100.00 2.39 506,296 522172 4205 PLANTAIN CV A1 A 1981 WV6- 2,459 1 100.00 0.00 403,877 522071 3649 RANCH CREEK DR A1 A 1990 WV6- 2,459 1 100.00 0.00 403,877	12940		A1	Ą	1984	-9AM	2,576		100.00	0.00	449,499	174.49
522205 9307 GLENLAKE DR A1 A 1985 WV6- 2,550 1 100.00 2.07 466,610 522178 4205 TURKEY CREEK DR A1 E 1983 WW5- 2,506 1 100.00 0.00 377,810 522178 4305 RANCH CREEK DR A1 A 1984 WP6- 2,481 1 100.00 1.87 529,901 522172 4205 PLANTAIN CV A1 A 1981 WV5 2,459 1 100.00 0.00 403,877 522071 3649 RANCH CREEK DR A1 A 1990 WV6- 2,458 1 100.00 0.00 403,877	2940		ΥI	¥	1983	WW6-	2,568		100.00	2.18	446,776	173.98
522178 4205 TURKEY CREEK DR A1 E 1983 WW5- 2,506 1 100.00 0.00 377,810 522052 3805 RANCH CREEK DR A1 A 1997 WV6+ 2,488 1 100.00 1.87 529,901 522180 4304 TURKEY CREEK DR A1 A 1984 WP6- 2,481 1 100.00 2.39 506,296 522172 4205 PLANTAIN CV A1 A 1990 WV6- 2,459 1 100.00 0.00 403,877 522071 3649 RANCH CREEK DR A1 A 1990 WV6- 2,458 1 100.00 1.77 448,688	2940		ΑI	Ą	1985	-9AM	2,550	,	100.00	2.07	466,610	182.98
522052 3805 RANCH CREEK DR A1 A 1997 WV6+ 2,488 1 100.00 1.87 529,901 522180 4304 TURKEY CREEK DR A1 A 1984 WP6- 2,481 1 100.00 2.39 506,296 522172 4205 PLANTAIN CV A1 A 1981 WV6- 2,459 1 100.00 0.00 403,877 522071 3649 RANCH CREEK DR A1 A 1990 WV6- 2,458 1 100.00 1.77 448,688	2940		Al	ш	1983	WW5-	2,506		100.00	0.00	377,810	150.76
522180 4304 TURKEY CREEK DR A1 A 1984 WP6- 2,481 1 100.00 2.39- 506,296 522172 4205 PLANTAIN CV A1 A 1981 WV5 2,459 1 100.00 0.00 403,877 522071 3649 RANCH CREEK DR A1 A 1990 WV6- 2,458 1 100.00 1.77 448,688	2940		W.	A	1997	49AM	2,488		100.00	1.87	529,901	212.98
522172 4205 PLANTAIN CV A1 A 1981 WV5 2,459 1 100.00 0.00 403,877 522071 3649 RANCH CREEK DR A1 A 1990 WV6- 2,458 I 100.00 1.77 448,688	2940		ΑI	А	1984	WP6-	2,481		100.00	2.39	506,296	204.07
522071 3649 RANCH CREEK DR A1 A 1990 WV6- 2,458 I 100.00 1.77 448,688	2940		A1	A	1861	WVS	2,459	*******	100.00	0.00	403,877	164.24
	1940		ΑI	<	1990	-9AM	2,458	******	100.00	1.77	448,688	182.54

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Equity Taxpayer Evidence Packet Report
** indicates the subject property

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Mkusf	186.02	177.29	186.09	213.13	190.35	166.81	178.45	180.49	161.19	215.27	197.12	188.38	196.35	230.37	189.63	179.45	205.13	200.45	189.55	198.47	200.50	191.66	153.68	213.65	214.40	192.09	190.60	199.77	211.21	208.24	202.03	0.00	0.00	0.00	0.00	0.00
Mkt Val	454,996	429,408	449,399	511,726	455,316	395,000	420,254	423,621	377,192	502,860	458,498	437,988	448,862	523,162	430,274	405,557	462,563	449,406	419,662	439,418	441,896	420,122	335,628	437,123	434,798	389,180	385,767	396,753	382,082	361,706	315,173	175,000	175,000	210,000	210,000	175,000
Land acres	3.57	0.00	2.34	2.26	1.77	1.54	1.99	1.77	2.20	2.24	00'0	1.72	1,84	2.22	1.73	0.00	0.00	1.55	2.31	2.05	1.77	2.13	1.58	2.93	1.50	2.27	2.45	1.81	1.53	2.14	0.00	1.64	2.66	0.00	2.01	1.70
Pct Comp	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00
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Living Area	2,446	2,422	2,415	2,401	2,392	2,368	2,355	2,347	2,340	2,336	2,326	2,325	2,286	2,271	2,269	2,260	2,255	2,242	2,214	2,214	2,204	2,192	2,184	2,046	2,028	2,026	2,024	1,986	1,809	1,737	1,560	0	0	0	0	0
Class	WV6	WV6-	-9AM	WV6+	-9AM	-9AM	-9AM	-9MM	WV5	+9MM	-9AM	-9AM	-9MM	-9SM	-9AM	-9AM	WV5+	-9AM	-9AM	9MM	WV5+	MV6	WW5+	+9AM	-9AM	-9AM	-9MM	-9AM	9MM	WV5+	WW5-					
AYOC	1985	1983	1984	1994	1990	1984	1984	1990	1984	1994	1990	1990	1990	1661	1985	1981	1987	1990	1985	1994	1995	1984	1984	1984	1992	1980	1984	1984	1983	1980	1861	0	0	0	0	0
Cond	<	Ą	4	٧	Ą	⋖	<	¥	∀	Ą	⋖	A	¥	Ą	٧	٧	4	٧	٧	٧	٧	٧	Ą	<	<	٧	Ą	A	4	Ą	¥					
State	A1	ΑI	Al	Α1	A1	Α1	ΑI	ΑI	A	A1	A	ΑI	ΑI	A1	A1	٦	A1	A1	ΑI	ΑI	ΑI	A.1	٧٦	A1	ΑI	ΑI	A.I	Al	ΑΙ	ΑI	Ai	Ç	CI	Ü	CI	C
) Prop ID Situs) 522204 9800 GLENLAKE DR	522022 8901 GLENLAKE DR) 522055 9203 GLENLAKE DR	522040 3710 WEATHERHILL CV) 522069 3643 RANCH CREEK DR	522034 3802 TURKEY CREEK DR) 522032 3808 TURKEY CREEK DR) 522068 3639 RANCH CREEK DR	5 522181 4206 TURKEY CREEK DR) 522225 3506 FAR VIEW DR	522064 3811 TURKEY CREEK DR) S22037 3701 WEATHERHILL CV	522102 3656 RANCH CREEK DR	522188 4100 TURKEY CREEK DR) 521960 3609 RANCH CREEK DR	522023 8811 GLENLAKE DR	522098 3672 RANCH CREEK DR	522081 3643 TURKEY CREEK DR	522190 3905 RANCH CREEK DR	522202 3904 CHAMISA DR) 522067 3635 RANCH CREEK DR) 542157 9600 GLENLAKE DR) 522075 3617 TURKEY CREEK DR) 522030 9200 GLENLAKE DR) 522065 3901 TURKEY CREEK DR	522191 3909 RANCH CREEK DR) 522189 9300 GLENLAKE DR	522035 3704 TURKEY CREEK DR	522060) 522192 3911 RANCH CREEK DR)		522094	522100	522101	522106 3655 RANCH CREEK DR
OHBN	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940	U2940

True Automation, Inc.

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Printed by: 6/17/2008



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;
 nd:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision.' An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Note: all comments received will become part of the public record of this case.

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/1st Floor Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heldenfels@austintexas.gov



PUBLIC HEARING INFORMATION

your neighborhood organization that has expressed an interest in an application affecting application. have the opportunity to speak FOR or AGAINST the proposed hearing, you are not required to attend. However, if you do attend, you Although applicants and/or their agent(s) are expected to attend a public You may also contact a neighborhood or environmental

than 60 days from the announcement, no further notice will be sent. specific date and time for a postponement or continuation that is not later or denial of the application. If the board or commission announces a continue an application's hearing to a later date, or recommend approval During a public hearing, the board or commission may postpone or

will determine whether a person has standing to appeal the decision. can appeal the decision. The body holding a public hearing on an appeal standing to appeal, or an interested party that is identified as a person who A board or commission's decision may be appealed by a person with

owner of the subject property, or who communicates an interest to a board or commission by: An interested party is defined as a person who is the applicant or record

- delivering a written statement to the board or commission before or concern (it may be delivered to the contact person listed on a during the public hearing that generally identifies the issues of
- appearing and speaking for the record at the public hearing
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

be available from the responsible department department no later than 10 days after the decision. An appeal form may A notice of appeal must be filed with the director of the responsible

process, visit our web site: www.austintexas.gov/devservices For additional information on the City of Austin's land development

> Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case. board or commission, or Council; the scheduled date of the public hearing; the before or at a public hearing. Your comments should include the name of the Written comments must be submitted to the contact person listed on the notice

Your Name (please print) Your address(es) affected by this application 3337 FAX VIEW STEVE Public Hearing: Board of Adjustment, November 9th, 2015 Case Number: C15-2015-0157, 3405 Far View Drive Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov COBBS XI am in favor ☐ I object

Signature

Date 2015

Daytime Telephone: 713 501 2721

されているかって REQUESTIVE THE VAMUANCE, THANK REVIEWED THE Comments: I LIVE (MISDIMIELY WEST OF THE ROPEN) THE PRODUSED DESIGN IS A SIGNIFICANT IMPROVEMENT ENCIPEER 0/35 Years Experience As A duicher PLANS AND AS THE MERT DOON NEIGHBON AND AS TO BUT THE ABSTRATES TO STAMPINE ENVIOUS MESTAL Rease DOPASOR XXXX TUIT

SES. ベネマータンC®

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