

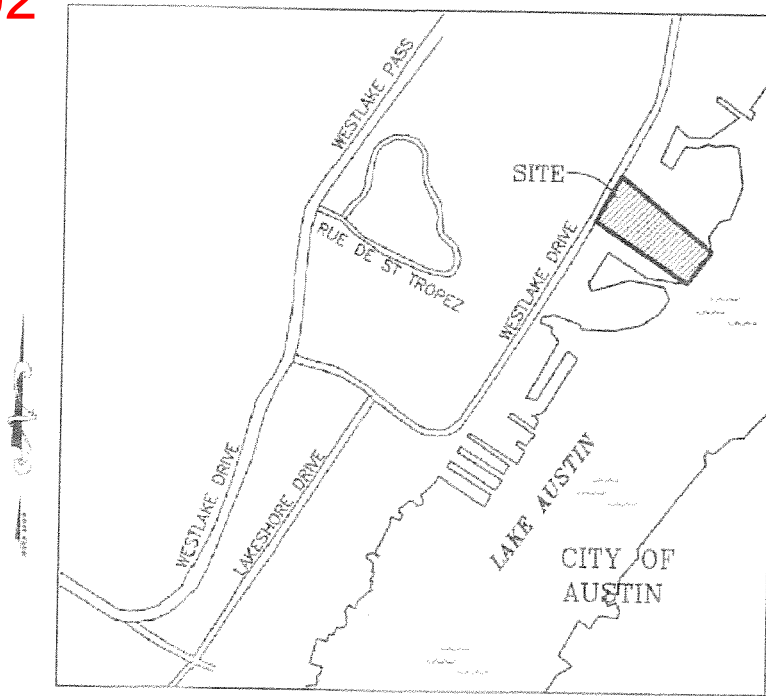
## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2018-0139.0A**Z.A.P. DATE:** August 20, 2019**SUBDIVISION NAME:** Lake Shore Addition, Replat of Portions of Lots 35 and 36**AREA:** 2.47 acres**LOT(S):** 2**OWNER/APPLICANT:** West Harbour LLC  
(Mark Kristen)**AGENT:** Permit Partners, LLC  
(Jennifer Hanlen)**ADDRESS OF SUBDIVISION:** 2503 Westlake Drive**GRIDS:** MG25**COUNTY:** Travis**WATERSHED:****JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-5**DISTRICT:** 10**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** residential/commercial**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Lake Shore Addition, Replat of Portions of Lots 35 and 36. The proposed plat is composed of 2 lots on 2.47 acres. The applicant proposes to resubdivide portions of two lots into two lots. Proposed Lot 35E will be developed residentially, and proposed Lot 36E is proposed for a private marina. The lots will take access to Westlake Drive. All utilities will be provided by the City of Austin. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements however there is a request for a postponement from an adjacent neighbor. At the time this report was written, staff does not have confirmation that the applicant will agree to the postponement.

**ZONING AND PLATTING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)



VICINITY MAP  
NOT TO SCALE

# RESUBDIVISION OF LOTS 35E AND 36E OF LAKE SHORE ADDITION

JULY, 2018  
CITY OF AUSTIN

40 0 40  
SCALE 1"=40'

WEST RIM  
LOT 15, BLOCK C  
VOL. 81, PGS. 173-176  
P.R.T.C.T.X.

(3.251 ACRE TRACT)  
MATTHEW P. & LINA MARIA FLAKE  
DOC. NO. 2015150967  
O.P.R.T.C.T.X.

(3.299 ACRE TRACT)  
MANOR ROAD PROPERTY LP  
DOC. NO. 2017163124  
O.P.R.T.C.T.X.

(1.480 ACRE TRACT)  
(WESTERN PORTION OF LOTS 35 & 36)  
SARA CARTER  
DOC. NO. 2016043501  
O.P.R.T.C.T.X.

PORTION OF LOT 35  
LAKE SHORE ADDITION  
VOL. 3, PGS. 30 & 31  
P.R.T.C.T.X.

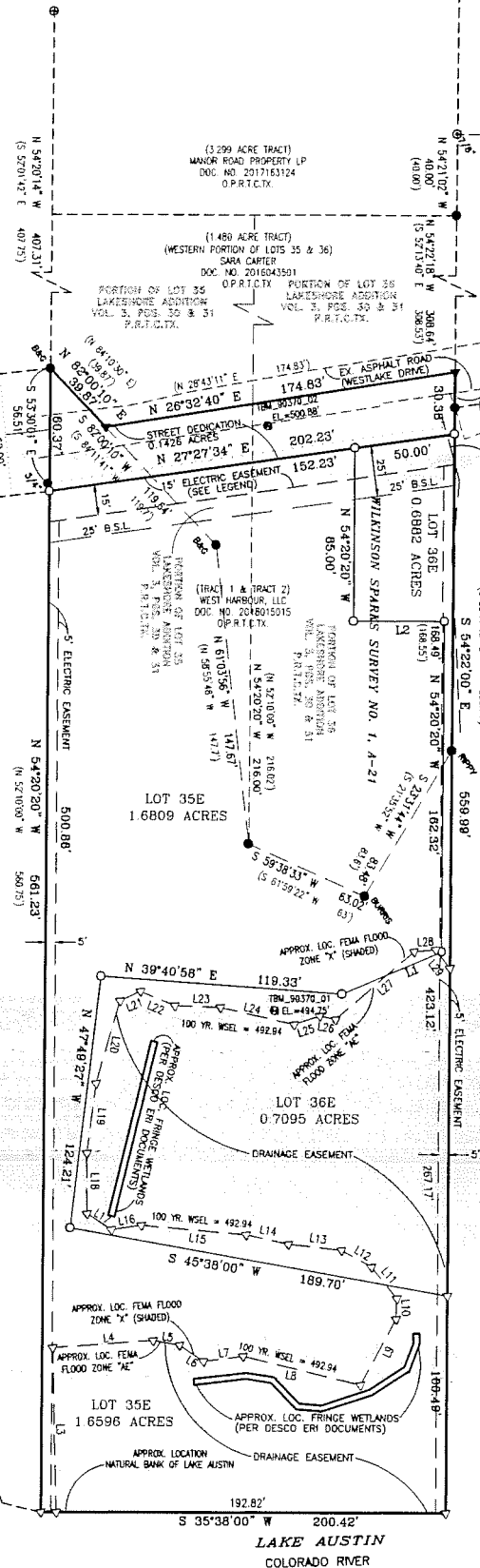
PORTION OF LOT 36  
LAKE SHORE ADDITION  
VOL. 3, PGS. 30 & 31  
P.R.T.C.T.X.

(WEST ONE-HALF OF LOT 37,  
LAKE SHORE ADDITION)  
ROBERT L. DEPWE  
VOL. 12903, PG. 426  
R.P.R.T.C.T.X.

## LEGEND

- 1/2" IRON ROD FOUND  
UNLESS OTHERWISE NOTED
- ⊙ IRON PIPE FOUND, SIZE NOTED
- B&G 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "B&G SURVEYING" FOUND
- P&P 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "P&P CO. RPLS 1926" FOUND
- B&B 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "BURNS & ASSOC." FOUND
- 3/4" 1/2" IRON ROD FOUND
- ▲ W&C NAIL FOUND
- ⊙ 4" DIAMETER METAL FENCE POST FOUND
- ⊙ NAIL SET
- 1/2" IRON ROD W/ PLASTIC CAP  
STAMPED "BOC" SET
- △ CALCULATED POINT
- ⊙ TEMPORARY BENCHMARK
- ( ) RECORD INFORMATION
- D.R.T.C.T.X. DEED RECORDS OF  
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF  
TRAVIS COUNTY, TEXAS
- O.C.R.T.C.T.X. OFFICIAL CONDOMINIUM RECORDS OF  
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS
- APPROX. PROPOSED PUBLIC SIDEWALK
- LOC. APPROXIMATE
- ELECTRIC EASEMENT LOCATION
- B.S.L. BUILDING SETBACK LINE

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE #     | BEARING       | DISTANCE |
| L1         | N 12°49'00" E | 53.53'   |
| L2         | S 35°39'40" W | 45.33'   |
| L3         | N 55°57'27" W | 80.72'   |
| L4         | N 31°33'45" E | 49.74'   |
| L5         | N 45°29'21" E | 13.27'   |
| L6         | N 69°12'45" E | 14.23'   |
| L7         | N 28°07'41" E | 19.73'   |
| L8         | N 49°15'59" E | 19.73'   |
| L9         | N 25°44'09" W | 36.94'   |
| L10        | N 52°38'52" W | 10.09'   |
| L11        | S 85°41'15" W | 20.08'   |
| L12        | S 64°16'35" W | 17.06'   |
| L13        | S 41°53'02" W | 26.33'   |
| L14        | S 47°58'23" W | 21.35'   |
| L15        | S 40°35'36" W | 51.96'   |
| L16        | S 27°36'21" W | 14.97'   |
| L17        | S 68°25'17" W | 14.37'   |
| L18        | N 54°52'35" W | 29.72'   |
| L19        | N 47°24'11" W | 34.49'   |
| L20        | N 38°19'16" W | 42.10'   |
| L21        | N 10°33'26" E | 11.08'   |
| L22        | N 58°11'23" E | 18.49'   |
| L23        | N 37°31'05" E | 22.49'   |
| L24        | N 48°24'38" E | 37.28'   |
| L25        | N 17°10'13" E | 13.16'   |
| L26        | N 47°33'59" E | 8.20'    |
| L27        | N 05°14'30" W | 51.04'   |
| L28        | N 30°36'18" E | 10.97'   |
| L29        | N 87°18'54" E | 11.51'   |



- SURVEY NOTES:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
  2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
  3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999935.
  4. BOWMAN CONSULTING GROUP HAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. 1248462-MEX, EFFECTIVE DATE: JANUARY 11, 2018. ISSUED JANUARY 22, 2018.
  5. THE PROPERTY IS SUBJECT TO THE PERPETUAL RIGHT TO OVERFLOW BY THE WATERS OF THE COLORADO RIVER AS STATED IN DEED RECORDED IN VOLUME 274, PAGE 527.
  6. VOLUME 285, PAGE 328 RESERVES THE RIGHT TO CONSTRUCT AND USE A HIGHWAY ACROSS THE LOT, TO BE NOT MORE THAN TWENTY (20) FEET WIDE. THE LOCATION FOR THIS IS NOT DESCRIPTIVE AS TO EXACT LOCATION AND COULD NOT BE PLOTTED.
  7. THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION RECORDED IN VOLUME 559, PAGE 561 IS NOT DESCRIPTIVE AS TO LOCATION AND COULD NOT BE PLOTTED.
  8. THE FRINGE WETLANDS SHOWN HEREON ARE BASED UPON THE DESCO ENVIRONMENTAL CONSULTANTS ENVIRONMENTAL RESOURCE INVENTORY FOR 2503 WESTLAKE DRIVE, DATES MAY 6, 2018.

**BENCHMARK LIST:** - DATUM - NAVD 88 (GEOID12B) PER RESULT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) AND VERIFIED THROUGH SMARTNET NORTH AMERICA.

BM\_90370\_01:  
1/2" IRON ROD WITH PLASTIC CAP STAMPED "BOC" SET  
ELEVATION = 494.75 FEET  
BM\_90370\_02:  
NAIL WITH "BOC" WASHER SET  
ELEVATION = 500.88 FEET

SHEET 2 OF 2

FILE: P:\090370-2503 WESTLAKE DR\09346-01-001\Survey\Working\Plot\90370\_2503 Westlake Drive\_Final Plot.dwg  
DATE: 07-17-18 DRAWN BY: DJ  
SCALE: 1"=40' CHECKED BY: JB  
JOB # 90370-01-001 DRAWING # FINAL PLAN PLAN # 1212  
2 ADDRESS COMMENTS D.Z. 01-18-19  
4 ADDRESS COMMENTS D.Z. 04-29-19  
4 ADDRESS COMMENTS D.Z. 06-24-19  
5 ADDRESS COMMENTS D.Z. 07-28-19  
NO REVISION BY DATE  
PLOT DATE: Jul 28, 2018 - 1:56pm

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
1120 South Capital of Texas Hwy, Suite 200 Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4062  
www.bowmanconsulting.com Bowman Consulting Group, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

RESUBDIVISION OF  
LOTS 35E AND 36E  
OF LAKE SHORE ADDITION  
CITY OF AUSTIN, TEXAS

PLAN 1212.5

CASE NO. CB-2018-0139.0A

## 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 development or change. 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 is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance 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. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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;
- 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.

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

Written comments must be submitted to the board or commission (or 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.

Case Number: C8-2018-0139.0A

Contact: Don Perryman, 512-974-2786 or

Elsa Garza, 512-974-2308

Public Hearing: August 20, 2019, Zoning & Platting Commission

Robert Depue  
Your Name (please print)

☐ I am in favor  
☒ I object

2507 Westlake Dr + 2508 Westlake Dr  
Your address(es) affected by this application

Robert Depue 8-12-19  
Signature Date

Daytime Telephone: 512-289-9255

Comments: The proposed resubdivision /  
re platting is inconsistent with the  
neighboring lots, and the

I am requesting a postponement  
to have more time to work  
with city staff to answer  
questions pertaining to request  
for resubdivision.

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

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810