



October 10, 2019

David Cancialosi
1901 Westlake Dr
Austin TX, 78746

Property Description: LOT 5 EMERALD BAY

Re: C15-2019-0054

Dear David,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following sections from the Land Development Code.

Section 25-2-551 (Lake Austin (LA) District Regulations);

(B) (1) to reduce the Shoreline Setback requirement from 75 feet (required) to 25 feet (requested);

(C) (3) (a) increase Impervious Cover from 35 percent, on a slope with a gradient of 15 percent or less (required) to 62% (requested); 75% (existing);

(C) (3) (b) increase Impervious Cover from 10 percent, on a slope with a gradient of 15 percent or less (required) to 67% (requested); 65% (existing);

(C) (3) (c) increase Impervious Cover from 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent (required) to 35% (requested); 39% (existing);

(E) (2) to increase Impervious Cover to 8% for a driveway;

In order to erect a Single-Family Residential home, being in the (LA) Zoning District and Lake Austin, neighborhood.

Austin Energy **does not oppose requested variances**, provided all proposed and existing improvements follow AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense. Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSA_RE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

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.

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;
- 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.

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.

Case Number: C15-2019-0054

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Your Name (please print)
Jan Blackwell

I am in favor
 I object

Your address(es) affected by this application
1881 Westlake Dr. 78746

Your address(es) affected by this application

10-8-19

Date

Signature

Daytime Telephone: 512-925-2299

Comments:

I am opposed to the 175' → 25' setback change. There is plenty of level ground to build a house w/o being that close to the shoreline. In favor #2-5 ✓

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

LATE BACK UP

I-2/46

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Case Number: C15-2019-0054

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Christopher Bectik

Your Name (please print)

1895 Wustlake Dr #103 Austin, TX 78751

Your address(es) affected by this application

Chris Bectik

Signature

10/11/19

Date

Daytime Telephone: 512-970-6303

Comments:

Concerns regarding view, land value for our property. Concerns regarding traffic, dust, and debris mgmt. concerns over impact to wild life and current landscape.

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

LATE BACK UP

I-2/47