

3005 WESTLAKE DRIVE
AUSTIN, TX 78746

NEW Case # C15-2020-0036

Previous Case # C15-2019-0003

Variance request for reducing shoreline setback regulated per LDC 25-551(B)(1)(a) from 75' to 25' along man-made cove

REASONABLE USE

- The original Lakeshore Addition lots 66, 67, 68 were platted in 1915 then replatted in 1965 to current configuration.
- The applicant is requesting a reduced setback along the cove to accommodate a replacement of the existing single-family structure and associated accessory structures.
- This is a fair a reasonable use in Lake Austin zoning category as that category specifically prescribes development of a residential nature.

HARDSHIPS

- The original 1915 Lakeshore Addition lots were replatted in 1965. This placed the cove entirely on the all three lots.
- The city changed the zoning from "A" First Height and Residential (which was essentially the same as today's SF-2 zoning) to "LA" Lake Austin zoning in the early 1980's. The cove nor the main body was subject to net site area calculations under "A" zoning.
- The rezoning to LA zoning requires any redevelopment of the property to be subject to LA regulations.
- The city not historically applied the LA shoreline setback to coves. This has changed recently. This change has exacted approximately 10,810 SF of LA shoreline on a 108,832 SF lot, or roughly 37% of the property. Under the staff's prior interpretation of LA shoreline along the cove, this amount of land would not have been removed from the site's buildable area; only the 75' LA shoreline setback along the main body would have been removed for purposes of net site area calculations.

HARDSHIPS CONT.

- The site has several encumbrances that affect the physical condition of the property by way of the following hardships:
 1. The water in the cove accounts for roughly 12,778 SF of land area.
 2. The cove and accompanying 75' shoreline setback stretch nearly 50% into the lot.
 3. The northern side of the property has a 5' water line easement, further restricting development.
 4. The upper portion of the lot near Westlake Drive is unbuildable due to extensive slope.
 5. The OSSF improvements are proposed for the front portion of the lot (see exhibit 5 in your packet).
 6. It is not reasonable to place ~3,300 SF OSSF improvements and drain field in the backyard.
 7. Placing OSSF in front of residence pushes residence closer to cove/ shoreline setback.
 8. 25' setback needed around cove near rear of lot in order to locate guest house on sliver of land between 75' and 25' setback areas along the main body of the lake.

NOT GENERAL TO THE AREA

- Man-made inlets on private lots are fairly rare. They do exist and when they do, they create significant development constraints.
- The Board has recognized this on similar properties.
- Man-made inlets are not general to the area, but rather the exception.

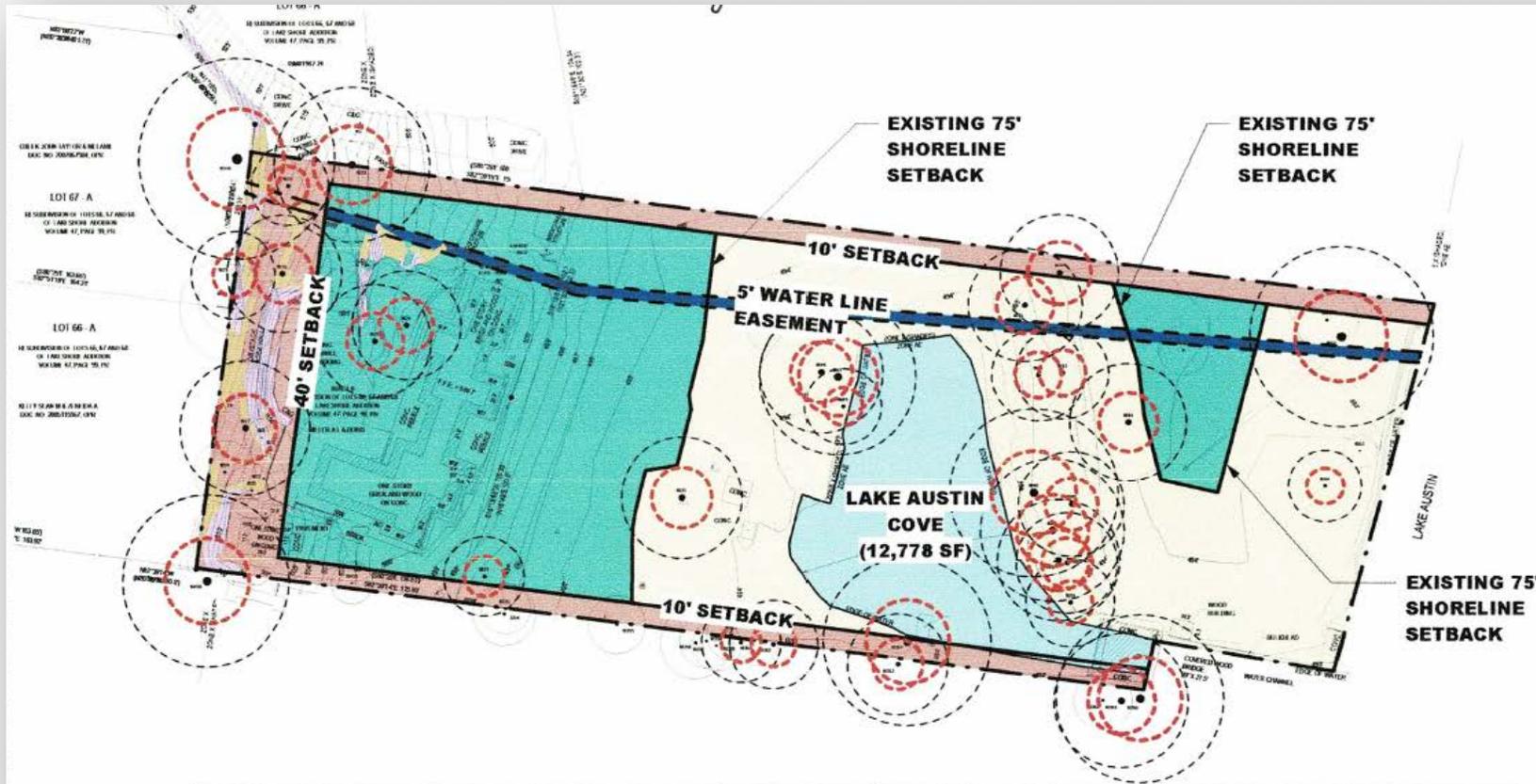
AREA OF CHARACTER

- Any construction will be in keeping the varied construction styles found along Lake Austin and this stretch of Westlake Dr. There will be no adverse impact to adjacent properties.
- The proposed setback reduction would allow a reasonable use of the property, would not be dissimilar to other shoreline setbacks the Board has approved for sites with man made inlets on private property, and will have no adverse impact on adjacent properties.

3005 WESTLAKE AERIAL



EXISTING CONDITIONS WITH 75' SETBACK



LAND CLASSIFICATION	AREA	%IC	ALLOWABLE IC	TREE DESCRIPTION
TOTAL BUILDING LINE SETBACKS	17,249 SF	0	0	--- CRITICAL ROOT ZONE (CRZ) - - - 1/2 CRZ
75' SHORELINE SETBACK	40,810 SF	0	0	
5' WATERLINE EASEMENT	2,628 SF	0	0	
LAND WITH SLOPE* = 25-35%	271 SF	5	14 SF	
LAND WITH SLOPE* = 15-25%	280 SF	10	28 SF	
LAND WITH SLOPE* = 0-15%	34,816 SF	35	12,186 SF	
TOTAL IMPERVIOUS COVER (IC) ALLOWED FOR SITE		12,228 SF		
TOTAL SITE AREA		108,832 SF		
PERCENTAGE OF IMPERVIOUS COVER FOR NSA OF 68,022 SF		17.9%		

* slopes outside of property setbacks

LAKE FLATO
ARCHITECTS INC.
1001 WESTLAKE DRIVE
AUSTIN, TX 78746

LAKESHORE RESIDENCE

3005 WESTLAKE DRIVE
AUSTIN, TX 78746

JANIS SMITH CONSULTING, LLC
1205 WESTONER RD.
AUSTIN, TX 78703

DESCRIPTION: EXISTING CONDITIONS
REFERENCE SHEET(S): NA
LUF PROJECT NO.: 18066
PROJECT ARCHITECT: SR
DRAWN BY: CG

11/26/18

PROPOSED CONDITIONS WITH 25' SETBACK AT COVE & GUEST HOUSE OPTION 2

C-1/10-P

