

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0068

BOA DATE: November 9th, 2020

ADDRESS: 3115 Westlake Dr

COUNCIL DISTRICT: 10

OWNER: Peter Huff

AGENT: Courtney Mogonye-McWhorter

ZONING: LA / SF-3

LEGAL DESCRIPTION: ABS 21 SUR 1 SPARKS W ACR 2.69

VARIANCE REQUEST: reduce shoreline setback from 75 ft. to 15 ft. and increase impervious cover from 35% to 40%

SUMMARY: erect a Single-Family Guest House

ISSUES: main body and canal which each requires 75 ft. shoreline setback

	ZONING	LAND USES
<i>Site</i>	LA / SF-3	Lake Austin / Single-Family
<i>North</i>	LA / SF-3	Lake Austin / Single-Family
<i>South</i>	LA / SF-3	Lake Austin / Single-Family
<i>East</i>	LA / SF-3	Lake Austin / Single-Family
<i>West</i>	LA – SF-3	Lake Austin / Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

City of Rollingwood

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Preservation Austin

SEL Texas

Save Our Springs Alliance

Sierra Club, Austin Regional Group

TNR – BCP Travis County Natural Resources

The Island on Westlake Owners Association

D-5/2



NOTIFICATIONS

CASE#: C15-2020-0068
LOCATION: 3115 Westlake Dr



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

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 CTM 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 Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 3115 Westlake Drive, Austin, Texas 78746

Subdivision Legal Description:

2.69 acres of land as further described on Addendum A

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We Courtney Mogonye-McWhorter (Sprouse Law) on behalf of myself/ourselves as authorized agent for Peter Huff affirm that on

Month October, Day 8, Year 2020, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: single family residential guest house

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Applicant is seeking a variance from Section 25-2-551(B), LA shoreline reduction, as to the canal only from 75' to 15' and a variance from Section 25-2-551(C)(3)(a) to increase the allowed impervious cover from 35% to 40%

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The property was set out in its current configuration prior to 1951. The property is approximately 167' wide with a canal that covers an area of 16,757 square feet. The shoreline setback is measured 75' from all points along both the shoreline of Lake Austin and the canal, making this unique property unreasonably limited for its intended purpose of residential use when it zoned A zoning (current SF-2) to LA in 1984. Applicant seeks to construct an accessory structure (guest house) which is a fair and reasonable use in the Lake Austin zoning category, as that category specifically prescribes development of a residential nature.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The site has a main body and a canal feature which requires a 75' setback from each. Having both features is rare. When the canal was created the shoreline setback did not exist. Now a significant portion of the useable property is lost to net site area deduction from the canal. With the Property's configuration, the only logical place to construct the guest house would be limited to approximately 18' in width under the canal 75' setback and requires a long driveway. (Cont'd)

b) The hardship is not general to the area in which the property is located because:

Man-made inlets on private lots are not general to the area, but are rather the exception. There are a few examples of them along Lake Austin, each of which poses significant development constraints to the property. The Board has consistently recognized these constraints on similar properties. Additionally, the length of the Property coupled with the man-made inlets requires an overly long driveway to access the guest house.

Area Character

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 construction is limited to a accessory structure (guest house), which is common along Lake Austin and allowed within the LA zone district. The existing house and proposed construction has a lower impact on the area than neighboring properties given the smaller scale of both the existing house and proposed guest house. There will be no adverse impacts on adjacent property.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Courtney McWhorter Date: 10/9/2020

Applicant Name (typed or printed): Courtney Mogonye-McWhorter

Applicant Mailing Address: 805 Las Cimas Pkwy, Ste 350

City: Austin State: Texas Zip: 78746

Phone (will be public information): (512) 615-6652

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Peter Huff Date: 10/7/20

Owner Name (typed or printed): Peter Huff

Owner Mailing Address: 3115 Westlake Drive

City: Austin State: Texas Zip: 78746

Phone (will be public information): (512) 330-0685

Email (optional – will be public information): [REDACTED]

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

COURTNEY MOGONYE-MCWHORTER
[REDACTED]
(512) 615-6652

October 9, 2020

City of Austin Board of Adjustments
c/o Elaine Ramirez
One Texas Center
505 Barton Springs Rd
Austin, Texas 78704

Re: Request for 3115 Westlake Drive to Reduce Shoreline Setback from Canal
Regulated per Land Development Code 25-2-551(B)(1)(a) from 75'-15', and
Increase Allowed Impervious Cover per Section 25-2-551(C)(3)(a) from 35% to
40%

Dear Board of Adjustment Members:

The undersigned's firm represents Peter Huff in seeking a variance to reduce the shoreline setback along a manmade slough/canal and an increase in allowed impervious cover on that certain 2.69 acres of land as further described in the application, and locally known as 3115 Westlake Drive, Austin, Texas 78746 (the "Property"). The current setback is 75' per City of Austin Land Development Code Section 25-2-551(B)(1)(a). We are seeking a 15' shoreline setback along the slough. The 75' shoreline setback along the main body of Lake Austin is to remain unchanged. We are also requesting a variance from the allowed impervious cover per Section 25-2-551(C)(3)(a) of LDC from 35% to 40% in the 0-15% slope category. The impervious cover requirements for the remaining slope categories shall remain the same.

Enclosed herein please find detailed exhibits setting forth a slope map, calculations for the 15' slough setback, a diagram of the slough, and the proposed construction with a table detailing the current setbacks and impervious cover calculations, and the requested 15' canal setback and increased impervious cover in the 0-15% slope category.

As noted in the application, the Property has been in its current configuration since prior to 1951 according to that certain Land Status Determination issued on October 7, 1994. The manmade slough has been in place for decades, and the existing two story house, built in 2006, was placed in the only location developable due to the slough setback and topography. The applicant is requesting the variances to accommodate construction of an accessory structure (guest house) as allowed under Section 25-2-893(D). This is a fair and reasonable use in the Lake Austin zone district, as this district specifically prescribes development that is residential in nature.

The slough has been wholly located on the Property since it was created. The original zoning on the Property did not include a shoreline setback from either the main body of Lake Austin or the slough. The City changed the zoning on the Property to Lake Austin zoning in 1984 under Ordinance No. 840913-S. At the time of this zoning change, and historically under staff's

original interpretation of Section 25-2-551, the LA shoreline setback was not applied to sloughs, canals or coves. Staff's more recent interpretation of the shoreline setback to include the slough places almost 57% of the Property within a shoreline setback. While under the original interpretation, only 11% of the Property would have been located within the shoreline setback from the main body and deducted for purposes of net site area calculations.

Additionally, under the original zoning on the Property, there were no net site area deductions or limitations of impervious cover due to the slope categories. The Property would have been entitled to 45% impervious cover, which is 52,817.40 square feet. We are only requesting a total of 24,449.80 square feet of total impervious cover. Well under the original allowed impervious cover contemplated for this Property. Additionally we are not proposing any additional impervious cover in the 15%-25% slope category, and there is no impervious cover existing or proposed within the 25-35% slope category. The existing driveway impervious cover is the only impervious cover located in the 15-25% slope category, and the City by issuing the 2006 building permit and certificate of occupancy recognized this driveway even though it is over the allowed impervious cover.

The following hardships are unique to this Property and affects the physical condition of the Property:

1. The slough accounts for 16,757 square feet;
2. The 75' shoreline setback from the main channel is 12,545.8 square feet;
3. The 75' shoreline setback from the slough is 53,612.8 square feet;
4. The total area of the Property outside of the 75' setbacks is only 51,213.3 square feet;
5. The upper portion of the Property near Westlake Drive is unbuildable due to extensive slope and has an existing driveway that is to remain;
6. As shown on the slough diagram enclosure, the 75' setback from the slough extends the entire width of the Property in many areas and only allows for, at the largest, an 18' wide house;
7. The length of the Property is approximately 780 feet, while the width is only 167 feet; and
8. Given the width of the slough and the shoreline setback, the guest house requires a driveway of that extends across more than $\frac{3}{4}$ of the length of the Property.

As such, the 15' setback is needed around the slough in order to locate a guest house on that small portion of land behind the 75' main channel shoreline setback, and the increase of allowed impervious cover to 40% in the 0-15% is being requested due to the length of the driveway needed to access said guest house.

To summarize, the proposed slough setback reduction and increased additional impervious cover would allow reasonable use of the Property consistent with the Land Development Code requirements, the requested variance along the slough would not be dissimilar to other shoreline setbacks the Board has approved for properties with manmade inlets on private property, the proposed development keeps with the character of the area, and the variance will not impair the use of adjacent properties.

Page 3 of 3

Thank you for your consideration of this matter.

Sincerely,


Courtney Mogonye-McWhorter, Agent for Owner *By C.C.*

cc: Peter Huff, property owner

**Advanced Packet
For
3115 Westlake Drive

November 9, 2020
Board of Adjustments**

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D-5/12

H A B L I N S K I

WILLIAM HABLINSKI
ARCHITECTURE

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABIBUNI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING.

ARCHITECT:
WILLIAM HABINSEI ARCHITECTURE, INC.

REVERLY HILLS OFFICE
2150 SUMMITTIDE DRIVE
REVERLY HILLS, CA 91745
TEL: (818) 655-8946

AUSTIN OFFICE

2005 WETLAKE COVE
AUSTIN, TX 78746
TEL: (512) 329-6026

W. M. HABUNSI, AIA DATE

PROJECT TITLE AND ADDRESS:
HUFF RESIDENCE
3115 WESTLAKE DR.
AUSTIN, TX 78746

NOTE:

THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABINETRY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. ANY WINDOWS, DOORS, MOLDINGS, CABINETRY, AND FLOORING FABRICATED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT MAY BE REJECTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

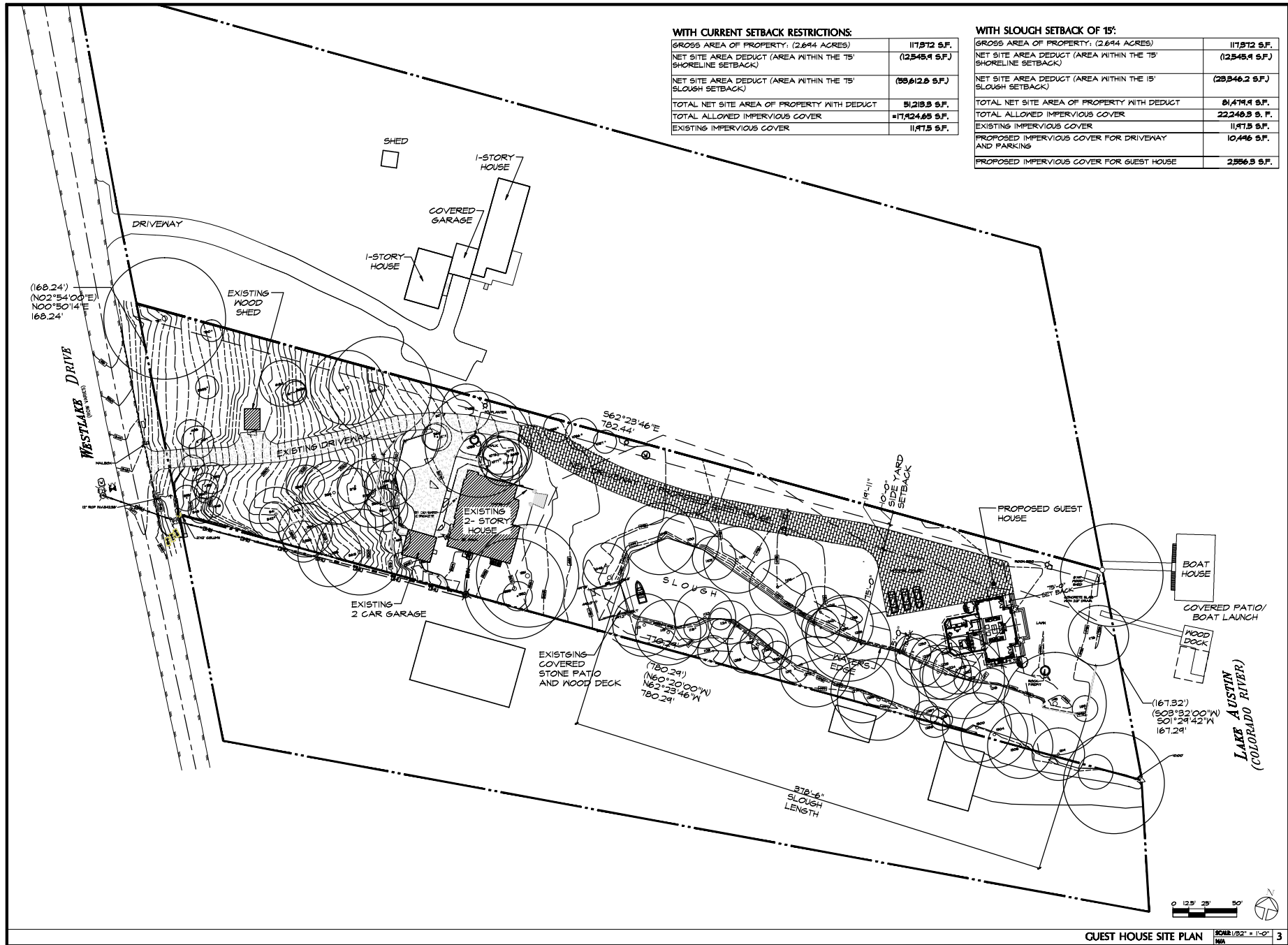
SHEET NAME AND SCALE

DRAWING DATA:

PROJECT NO:	CHECKED:
ISSUE DATE:	DRAWN BY:

SHEET NUMBER:

A 2.0



GUEST HOUSE SITE PLAN

SCALE 1/32" = 1'-0"	3
N/A	



HABLI NSKI



WILLIAM HABLI NSKI
ARCHITECTURE

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ARCHITECT:
WILLIAM HABLI NSKI ARCHITECTURE, INC.

DESIGNER'S OFFICE:
7000 E. HAWTHORNE DRIVE
SUITE 100
DALLAS, TEXAS 75231

AUSTIN OFFICE:
300 WESTLAKE COVE
AUSTIN, TEXAS 78746

W. M. HABLI NSKI, AIA DATE

PROJECT TITLE AND ADDRESS:
HUFF RESIDENCE
3118 WESTLAKE DR.
AUSTIN, TX 78746

NOTES:
THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATING ANY WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING. APPROVAL OF THE OWNER AND ARCHITECT MAY BE REQUESTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

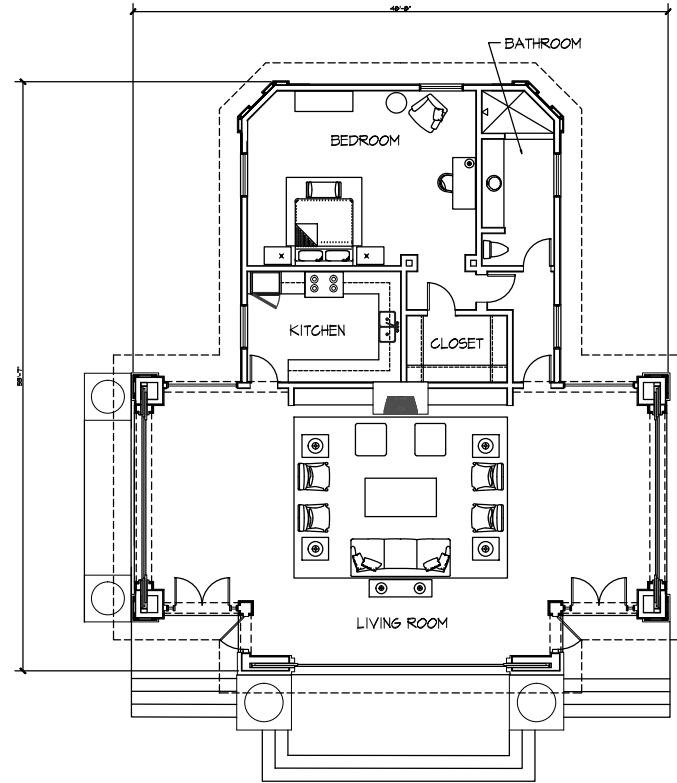
SHEET NAME AND SCALE

DRAWING DATA

PROJECT NO: CHECKED:
ISSUE DATE: 10-22-20 DRAWN BY:

SHEET NUMBER

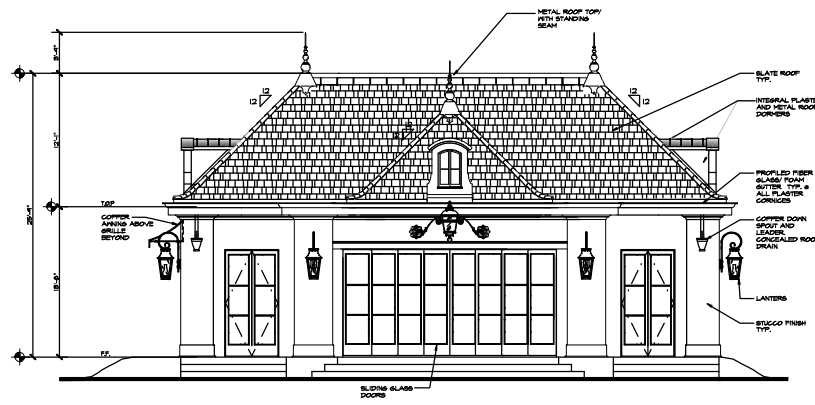
A 2.2



GUEST HOUSE FLOOR PLAN

SCALE: 3/8" = 1'-0"

2

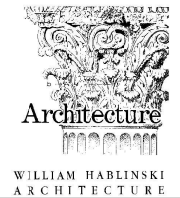


GUEST HOUSE EAST ELEVATION

SCALE: 3/8" = 1'-0"

3

HABLI NSKI



THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABLI NSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PREVIOUSLY INFORMED ON EACH DRAWING.

ARCHITECT:
WILLIAM HABLI NSKI ARCHITECTURE, INC.
AUSTIN OFFICE
2001 WEST LANE COVE
AUSTIN, TEXAS 78703



W. M. HABLI NSKI, AIA DATE

PROJECT TITLE AND ADDRESS:
HUFF CREST HOUSE
2010 WINDLAND CIRCLE
AUSTIN, TX 78746

NOTES:
THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATING ANY WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING. APPROVAL OF THE OWNER AND ARCHITECT MAY BE REQUESTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

SHEET NAME AND SCALE

DRAWING DATA

PROJECT NO: 1945-09
ISSUE DATE: 10-05-09
CHECKED: DRAWN BY:

SHEET NUMBER

A 3.3





D-5/17



D-5/18



D-5/19



D-5/20



D-5/21



D-5/22



D-5/23



ELECTRONICALLY RECORDED

2018041059

TRV

6

PGS

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: March 19, 2018

GRANTOR: Estella B. Martinez, Co-Trustee of the Estella Martinez Separate Trust, and as Trustee of the Martinez Revocable Trust dated October 30, 2008; and, Austin Trust Company, Co-Trustee of the Estella Martinez Separate Trust

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: Peter Huff

GRANTEE'S MAILING ADDRESS: 3115 WESTLAKE DRIVE AUSTIN, TX 78746

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

All of Grantors' interest, being an undivided twenty-five percent (25%) interest, in and to the following described property:

Being all of that certain tract or parcel of land containing 2.69 acres, more or less, situated in the Wilkenson Sparks Survey No. 4, Travis County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the items listed on Exhibit "B" attached hereto and made a part hereof to the extent that they are valid, existing, properly of record as of the date hereof and affect the property; and, subject, further, to taxes for the year 2018 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

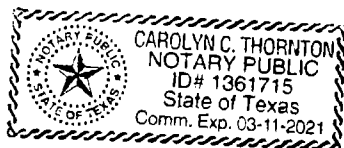
Estella B. Martinez
 Estella B. Martinez, Co-Trustee of the Estella
 Martinez Separate Trust, and as Trustee of the
 Martinez Revocable Trust dated October 30, 2008

Austin Trust Company, Co-Trustee of the Estella
 Martinez Separate Trust

By: [Signature]
 Name: Dell Boykin
 Title: CEO

State of Texas
 County of Davis

This instrument was acknowledged before me on the 19th day of March, 2018, by Estella B. Martinez, Co-Trustee of the Estella Martinez Separate Trust, and as Trustee of the Martinez Revocable Trust dated October 30, 2008.

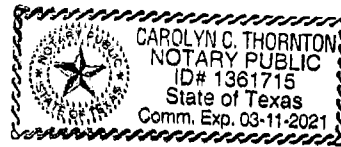


[Signature]
 Notary Public, State of Texas

STATE OF Texas
COUNTY OF Texas

This instrument was acknowledged before me on the 19th day of March,
2018, by Dell Boykin, CEO
of Austin Trust Company, a Texas corporation, as Co-Trustee of the Estella Martinez
Separate Trust.

Carolyn C. Thornton
Notary Public, State of Texas



Prepared by:
Hancock McGill & Bleau, LLP
Attorneys at Law
File No. 201800316

After Recording Return To:

11-GF# 201800316CC
RETURN TO: HERITAGE TITLE
2630 EXPOSITION BLVD #105
AUSTIN, TEXAS 78703

4dm0316-fw



Cunningham | Allen

Exhibit "A" "
2.69 ACRES

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 2.69 ACRE TRACT OF LAND LOCATED IN THE WILKENS ON SPARKS SURVEY, ABSTRACT NO. 21, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 2.69 ACRE TRACT OF LAND AS CONVEYED TO LYNDON L. BROWN AND KENNETH M. BROWN IN A DEED RECORDED IN VOLUME 2887, PAGE 80, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.69 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED TO MATT G. MARTINEZ AND JANIE MARTINEZ IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 10006, PAGE 665, OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND THE SAME TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013096051, 2013096052, 2013096053 AND 2013096054, ALL OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron pipe found in the existing east right-of-way line of Westlake Drive (no recording data found to date) for the northwest corner of said 2.69 acre tract and the southwest corner of a 4.138 acre tract of land conveyed to Kathleen A. Huff in a deed recorded in Document No. 2009110809, of the said Official Public Records, from which a 1/2 inch iron pipe found in said east right-of-way line for the northwest corner of said 4.138 acre tract bears, North 02°44'56" East, a distance of 128.90 feet and North 03°05'28" East (record North 02°56'17" East), a distance of 128.24 feet;

THENCE, South 60°20'00" East (Bearing Basis), with the common line of said 2.69 acre tract and said 4.138 acre tract, a distance of 782.36 feet to an axle found for the northeast corner of said 2.69 acre tract and the southeast corner of said 4.138 acre tract, approximately 12 feet west of the water's edge of Lake Austin;

THENCE, South 03°32'00" West, with the east line of said 2.69 acre tract, passing the water's edge of Lake Austin at a distance of approximately 31 feet and continuing for a total distance of 167.32 feet to a calculated point for the southeast corner of said 2.69 acre tract;

THENCE, North 60°20'00" West, with the south line of said 2.69 acre tract, passing the water's edge of Lake Austin at a distance of approximately 11 feet and continuing for a total distance of 780.29 feet to a 1/2 inch iron rod found in the existing east right-of-way line of said Westlake Drive for the southwest corner of said 2.69 acre tract;

THENCE, North 02°54'00" East, with the common line of said east right-of-way line and west line of said 2.69 acre tract, a distance of 168.24 feet to the POINT OF BEGINNING containing 2.69 acres of land within these metes and bounds.

Bearing Basis: North line of 2.69 acre tract, Volume 10006, Page 665, Real Property Records of Travis County, Texas. (South 60°20'00" East)

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
 COUNTY OF TRAVIS §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of July, 2017, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 3rd of August, 2017, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
 Texas Registration No. 4549

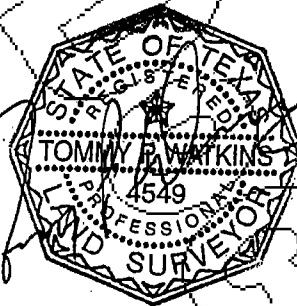


EXHIBIT "B"

Restrictive Covenants recorded in Volume 896, Page 347 of the Deed Records of Travis County, Texas.

Building setback requirements set out in deed recorded in Volume 896, Page 347 of the Deed Records of Travis County, Texas stating no structure shall be placed on said tract within 25 feet to the easterly line of the Yacht Club Road as presently surveyed on the ground or closer than 25 feet to the northerly and southerly lines of the property conveyed and no building or other structure shall be erected closer than 400 feet from the present west bank of the Colorado River other than a boathouse or similar structure on the lake front calculated to serve or convenience the lot owner or his tenant as shown on survey dated July 14, 2017, prepared by Tommy P. Watkins, Registered Professional Land Surveyor No. 4549 ("the Survey").

Reservation of a pole line easement 5 feet in width along the rear or westerly line of said tract as set out in deed recorded in Volume 896, Page 347 of the Deed Records of Travis County, Texas as shown on the Survey.

Perpetual Right to Overflow granted to the City of Austin by instrument dated April 28, 1915, recorded in Volume 276, Page 23 of the Deed Records of Travis County, Texas.

Any rights or claims, if any, by the adjoining property owners in and to the insured property between the fencing and the west and north property lines as shown on the Survey.

Apparent easement for hose bib and water manhole along the north property line as shown on the Survey.

Encroachment of one story garage into the 25 building setback along the south property line as shown on the Survey.

Encroachment of covered stone patio and wood deck and an 8 foot by 9 foot wood shed into the 400 foot building setback as shown on the Survey.

Protrusion of 10.3 foot by 28.8 foot one story stucco and wood frame building across the south property line as shown on the Survey.

Encroachment of concrete into the 5 foot pole line easement along the front property line as shown on the Survey.

Any rights or claims, if any, due to the inability of the surveyor to set monumentation at the most southern or southeast corner as shown on the Survey.

Protrusion of wood pier, boat slip and concrete ramp along the rear property line as shown on the Survey.

Any and all leases, recorded or unrecorded, with rights of tenants in possession.

Rights of parties in possession



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

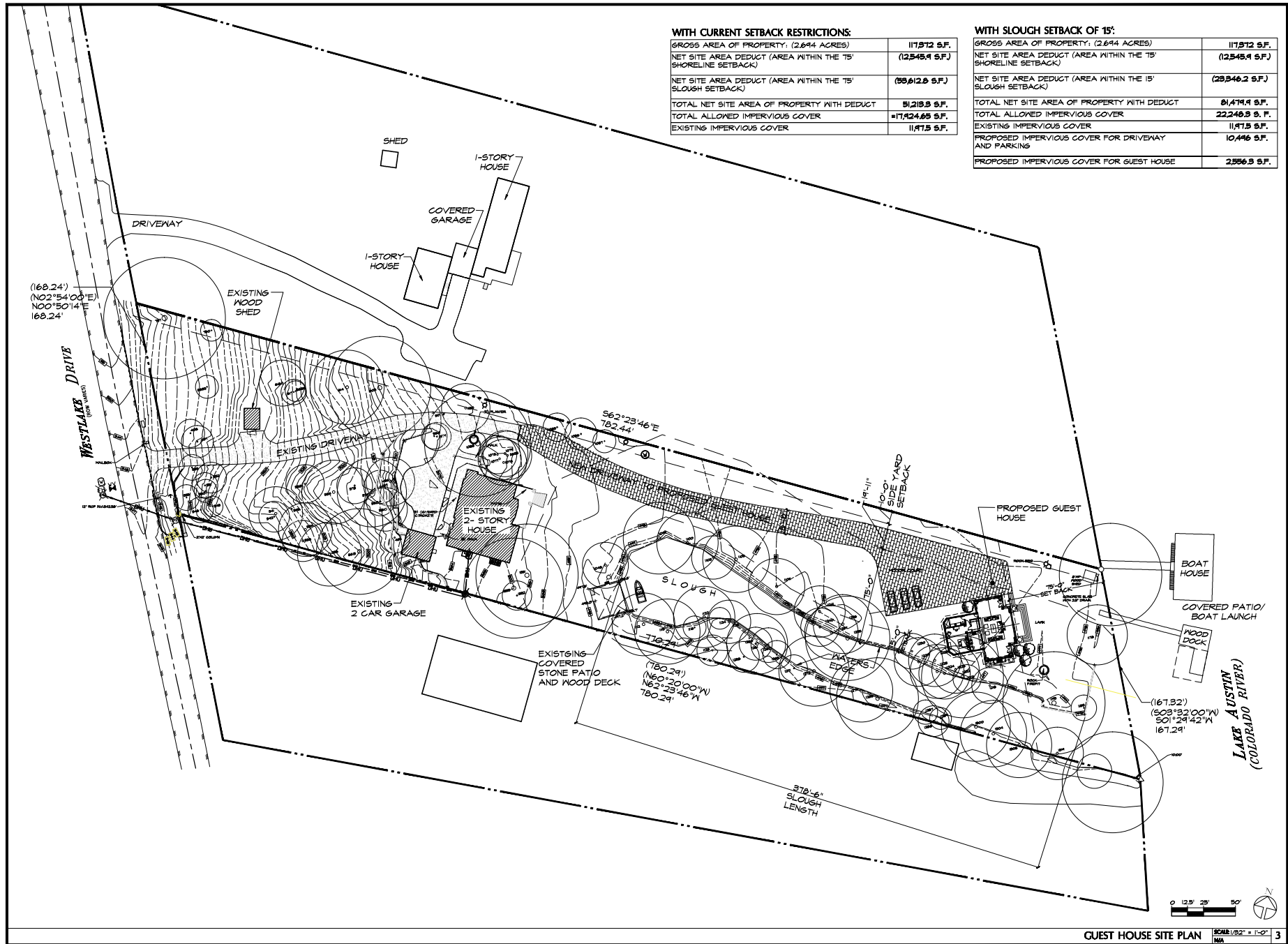
**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

March 20 2018 12:00 PM

FEE: \$ 46.00 2018041059



	TOTAL	117,372.00							
	OUTSIDE 75' SETBACK	81,479.90							
	WITH IN 75' SHORELINE SETBACK	12,545.90							
	WITH IN 15' SLOUGH SETBACK	23,346.20							
IMPERVIOUS COVER CALCULATIONS									
		ALLOWABLE IMPERVIOUS COVER		EXISTING IMPERVIOUS COVER		NEW IMPERVIOUS COVER		TOTAL IMPERVIOUS COVER	
CATEGORY	AREA SF(1)	PERCENT	SF	PERCENT	SF	PERCENT	SF	PERCENT	SF
	58,176.50	35%	20361.775	15.45%	8,990.50	22.42%	13,040.90	37.87%	
	16,855.70	10%	1685.57	14.28%	2,407.00	0.07%	11.4	14.35%	
	4,018.70	5%	200.935	0%	0	0%	0	0%	
	2,429	0%	0	0%	0	0%	0	0%	
	81,479.90				11,397.50		13,052.30		



WITH CURRENT SETBACK RESTRICTIONS:

GROSS AREA OF PROPERTY: (2.694 ACRES)	117,512 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE 15' SHORELINE SETBACK)	(12,545.9 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE 15' SLOUGH SETBACK)	(39,612.8 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	51,219.3 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	17,424.65 S.F.
EXISTING IMPERVIOUS COVER	11,915 S.F.

WITH SLOUGH SETBACK OF 15':

GROSS AREA OF PROPERTY: (2.694 ACRES)	117,512 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE 15' SHORELINE SETBACK)	(12,545.9 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE 15' SLOUGH SETBACK)	(23,346.2 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	61,479.9 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	22,246.3 S.F.
EXISTING IMPERVIOUS COVER	11,915 S.F.
PROPOSED IMPERVIOUS COVER FOR DRIVEWAY AND PARKING	10,446 S.F.
PROPOSED IMPERVIOUS COVER FOR GUEST HOUSE	2,556.3 S.F.

HABRLINSKI



WILLIAM HABRLINSKI
ARCHITECTURE

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABRLINSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PREVIOUSLY INDORSED ON EACH DRAWING.

ARCHITECT:
WILLIAM HABRLINSKI ARCHITECTURE, INC.

DESIGNER'S HILLS OFFICE
10000 RICHMOND AVE
SUITE 100
DALLAS, TX 75243

AUSTIN OFFICE
3115 WESTLAKE DRIVE
AUSTIN, TEXAS
78746

W. M. HABRLINSKI, AIA DATE

PROJECT TITLE AND ADDRESS:
HUFF RESIDENCE
3115 WESTLAKE DR.
AUSTIN, TX 78746

NOTES:
THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATING ANY WINDOWS, DOORS, MOLDINGS, CABBINERY, AND FLOORING. APPROVAL OF THE OWNER AND ARCHITECT MAY BE REQUESTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

SHEET NAME AND SCALE

DRAWING DATA:

PROJECT NO: CHECKED:
ISSUE DATE: 10-1-20 DRAWN BY:

SHEET NUMBER

A 2.0

GUEST HOUSE SITE PLAN

SCALE: 1/8" = 1'-0"

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