

3115 Westlake Drive
Austin, Texas 78746

Case#C15-2020-0068

VARIANCE REQUEST

1. LDC 25-2-551(B) – reduce the Lake Austin shoreline setback on the canal only from 75' to 15'.
2. LDC 25-2-551(C)(3)(a) – increase the allowed impervious cover from 35% to 40% in a slope category within the 0-15% slope.

AERIALS



REASONABLE USE

- The property owner is requesting an increase to impervious cover and a shoreline setback as to the canal to accommodate a proposed guest house and related improvements as allowed under LDC 25-2-893(D). To accomplish the same, a variance is being requested.
- This is a fair and reasonable use in the Lake Austin zone district, as this district specifically prescribes development that is residential in nature.

HARDSHIPS

- The slough accounts for 16,757 square feet;
- The 75' shoreline setback from the main channel is 12,545.8 square feet;
- The 75' shoreline setback from the slough is 53,612.8 square feet;
- The total area of the Property outside of the 75' setbacks is only 51,213.3 square feet;

HARDSHIPS CONTINUED

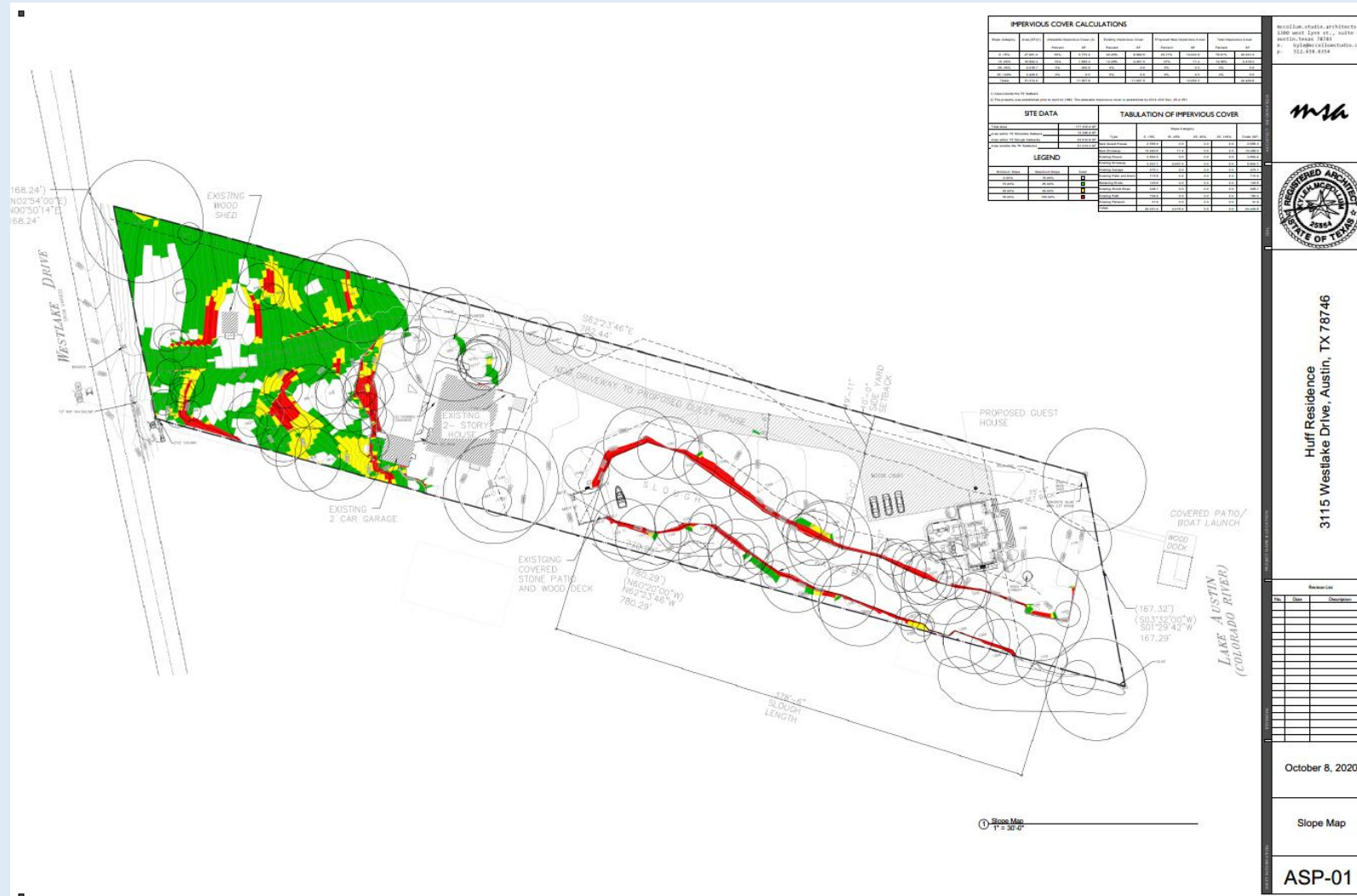
- The upper portion of the Property near Westlake Drive is unbuildable due to extensive slope and has an existing driveway that is to remain;
- The 75' setback from the slough extends the entire width of the Property in many areas and only allows for, at the largest, an 18' wide house;
- The length of the Property is approximately 780 feet, while the width is only 167 feet; and
- 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.

CHARACTER

- The proposed construction is limited to a guest house, which is common along Lake Austin.
- The existing house and proposed guest house has a lower impact on the area than neighboring properties given the smaller scale of the existing house and proposed guest house.
- The construction will be consistent with the various construction styles found throughout Lake Austin.
- There will be no adverse impact to adjacent properties.



Slope Map



Impervious Cover Calculation

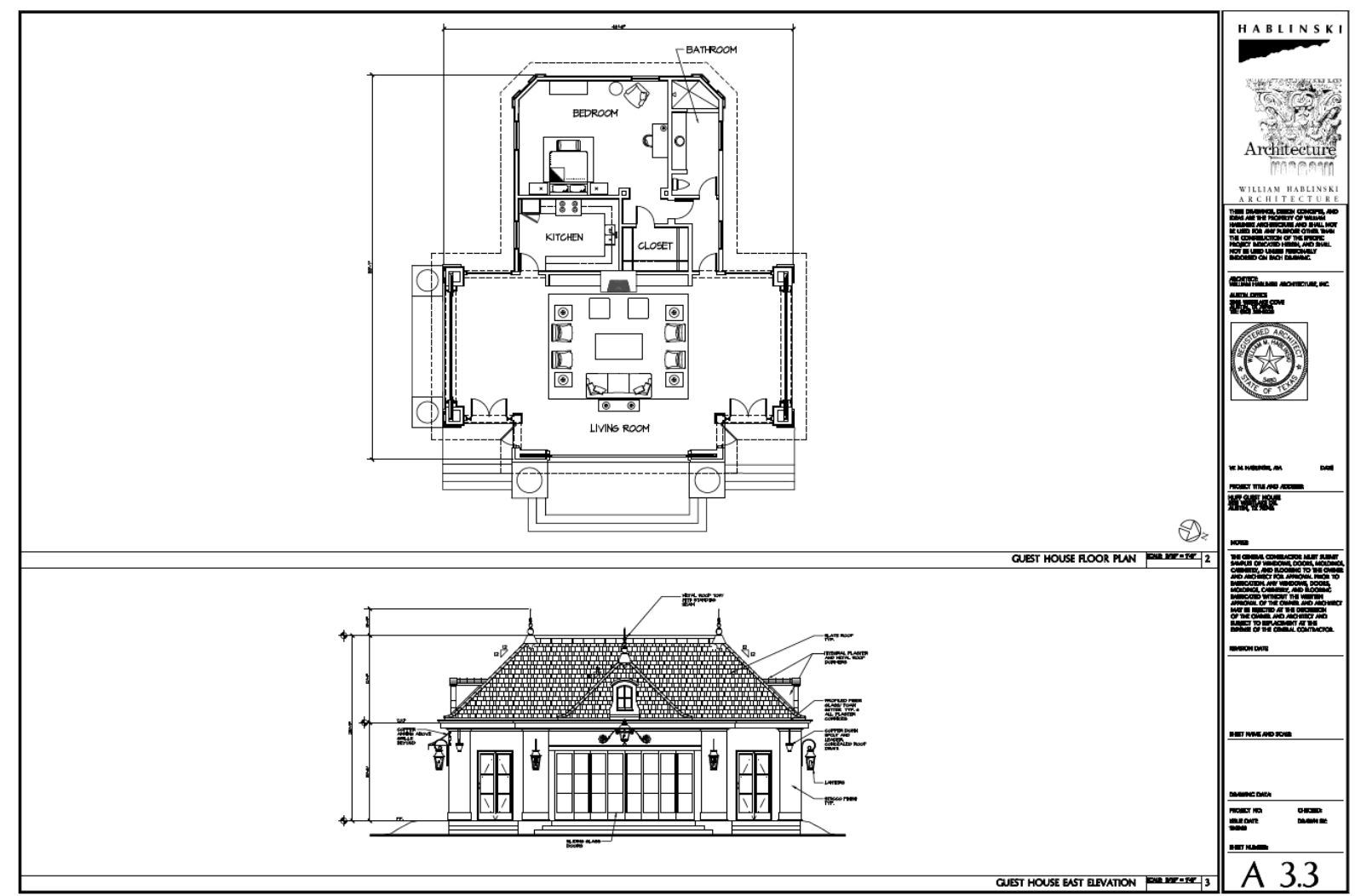
WITH CURRENT SETBACK RESTRICTIONS:

GROSS AREA OF PROPERTY: (2.694 ACRES)	117,372 SF.
NET SITE AREA DEDUCT (AREA WITHIN THE 75' SHORELINE SETBACK)	(12,545.9 SF.)
NET SITE AREA DEDUCT (AREA WITHIN THE 75' SLOUGH SETBACK)	(53,612.8 SF.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	51,213.3 SF.
TOTAL ALLOWED IMPERVIOUS COVER	=17,924.65 SF.
EXISTING IMPERVIOUS COVER	11,97.5 SF.

Impervious Cover Calculation With 15' Canal Setback

SLOPE CATEGORY	AREA SF(1)	ALLOWABLE IMPERVIOUS COVER		EXISTING IMPERVIOUS COVER		NEW IMPERVIOUS COVER		TOTAL IMPERVIOUS COVER	
		PERCENT	SF	PERCENT	SF	PERCENT	SF	PERCENT	SF
0-15%	58,176.50	35%	20361.775	15.45%	8,990.50	22.42%	13,040.90	37.87%	22,031.40
15-25%	16,855.70	10%	1685.57	14.28%	2,407.00	0.07%	11.4	14.35%	2,418.40
25-35%	4,018.70	5%	200.935	0%	0	0%	0	0%	0
35-100%	2,429	0%	0	0%	0	0%	0	0%	0
TOTALS	81,479.90				11,397.50		13,052.30		24,449.80

FLOOR PLAN



PHOTOS OF SUBJECT SITE

D-5/13-PRESENTATION



PHOTOS OF SUBJECT SITE



OTHER DEVELOPMENT IN AREA

